SMALL HOMES

BUILDING MATERIAL
DEALERS SINCE 1893

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BURRITT
BRIDGEPORT
360-540 Knowlton Street at the Grand Street Bridge

Price One Dollar

THE HOME BUILDERS HOUR

This is truly in every sense a most glorious hour of opportunity for those who desire to build and own a new home. All conditions relating to the planning, financing and actual construction of new homes in our community were never more favorable than now.

We feel that many of our friends and customers will wish to take advantage of the easy home financing market to acquire and own the home of their choice. To all such we hope this beautiful book of home suggestions and ideas will prove of inspirational and practical value in reaching a decision.

Success in home planning and building is accomplished through the exercise of taste and practical knowledge. Distinctive beauty, home comfort and utility are the products of broad understanding and architectural skill. Homes of pleasing and appealing architectural merit such as those illustrated herein are not only a source of great satisfaction while in service, but at all times maintain a community influence and high resale value.

Complete working drawings for each of these designs are available, specimens of which appear on pages 46 and 47. In using these plans the home builder will find that his home has been thoroughly studied, modeled for architectural beauty, planned for comfort and convenience, constructed for strength, and durability.

In the home you select there may be some change you would like made—a re-arrangement of rooms or other features. It is a part of our service to alter plans to meet your ideas and wishes. We will be glad to furnish any information desired.

Please feel free to consult with us on any and all phases of your home building needs. Our broad experience and home building service are at your disposal. No obligation incurred.

Home Financing Made Easy Under the F. H. A. Insured Mortgage Plan

NATIONAL HOUSING ACT

Under the terms of the National Housing Act, insured mortgages have been made available to you. You can now build your own home with the certainty of ACTUAL ownership before you. Today you can build a home that will be yours in 10, 15, or 20 years.

YOUR RENT PAYS FOR HOME

The easiest way for you to pay for a home is to pay for it as you pay rent. The logical way is to pay monthly, out of income, an installment on the principal and the interest, etc., and thus, over a given period of years, pay off the entire mortgage and have the house free of all debt. It's very much like buying a house, then renting it to yourself.

SMALL INITIAL INVESTMENT

Now you can buy or build a house on exactly that basis. Your initial investment in the property can be as little as 20 percent of its value. You may borrow the balance (up to 80 percent of the F. H. A. appraised value but not more than $16,000) from an approved lending institution, covered by Government insurance, and repay the entire amount on a monthly basis. In most cases if your lot is fully paid for and clear of all encumbrances, the loan you can have will cover all costs of construction, etc.

LONG PERIOD FINANCING

You may take up to 20 years to pay. You may pay in 10 or 15 years, if you like. Each month you pay an installment which not only includes the interest and a part of the principal sum borrowed, but includes also a twelfth part of the annual taxes, mortgage insurance premium, and the fire and other hazard insurance premiums.

WHAT DOES IT COST?

Less than the old method of home financing BECAUSE YOU MAY BORROW UP TO 80 PERCENT OF THE APPRAISED VALUE OF YOUR HOME. That means ONE MORTGAGE, THE END OF REFINANCING PROBLEMS, A FAIR AND GOVERNMENT CONTROLLED INTEREST RATE AND SERVICE CHARGE.

WHO LENDS THE MONEY

Local financial institutions such as banks, mortgage companies, life-insurance companies, and building and loan associations are in a position to finance the purchase if you are able to make a down payment or establish an equity of at least 20 percent of the total value. If your lot is fully paid for and clear of all encumbrances, the value of the lot can be equivalent to 20 percent of the total property cost. It is, of course, to your advantage to make a larger down payment if convenient, but your borrowing capacity on this new plan, as sponsored by the Federal Housing Administration, is 80 percent of the total value—offered in one mortgage—and repayable monthly like rent. See example below.

MONTHLY PAYMENT PLAN

Based Upon Loan of $3000:

	10 yr.	15 yr.	20 yr.
Principal and Interest	$31.82	$23.72	$19.80
Mortgage Insurance Fee	1.25	1.25	1.25
*Taxes and Assessments	6.25	6.25	6.25
*Fire Insurance Premium	.58	.58	.58
Service Charge	1.21	1.22	1.23
TOTAL	$41.11	$33.02	$29.11

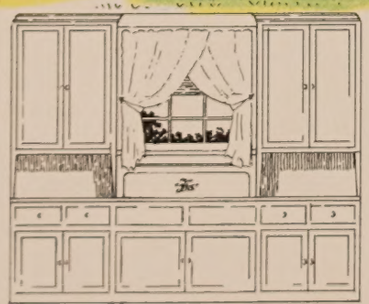
NOTE: These amounts are the entire cost for home-ownership, assuming you build on a lot of approved value of $750 to which you have acquired title.

***These figures are based upon an average. There is always a variation in assessed valuation of property, tax rates, insurance, and other factors. But such variance will, in most cases, not exceed more than $1.00 per month per $1,000.00.**

OWN YOUR HOME

Thus, there is today placed before you a broad highway to home ownership. A way that enables you to pay for your home, as you go, at a lower cost, with all the elements of safety, convenience and assurance.

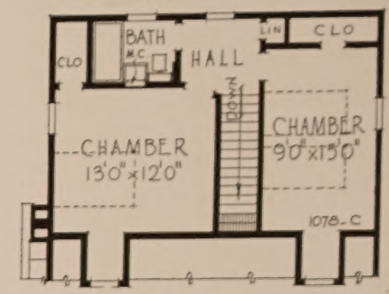
Today you can build a home, knowing that you are able to make the monthly payments, and that at the end of the monthly payment period the home will be yours.



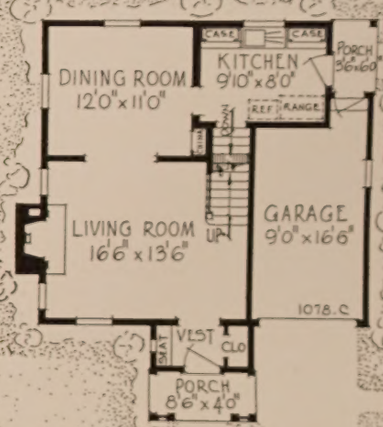
The Kitchen

COLONIAL WITH GARAGE

This distinctive home has many desirable features, each playing its part in completing the harmonious design and interior arrangements. Note the pleasing front porch, large fireplace and convenient kitchen.

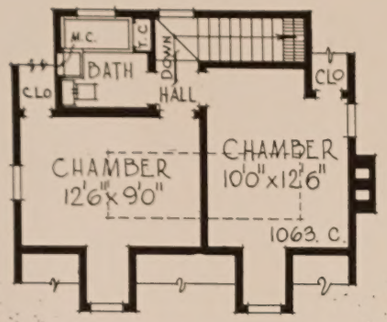


Second Floor

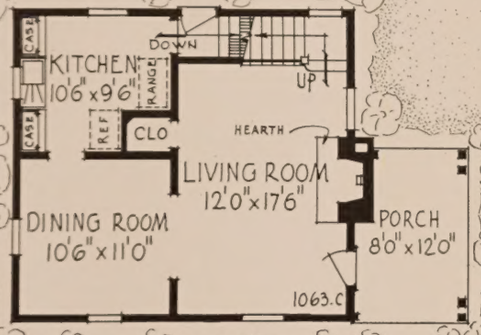


First Floor

1078-C	A FIVE ROOM HOME	N.P.S.



Second Floor



First Floor

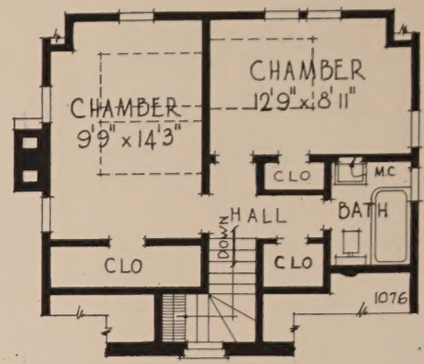
LASTING BEAUTY

One will find, by careful study of this home, that simplicity strikes a pleasing note. Large comfortable rooms and cheerful fireplace leave little to be desired.

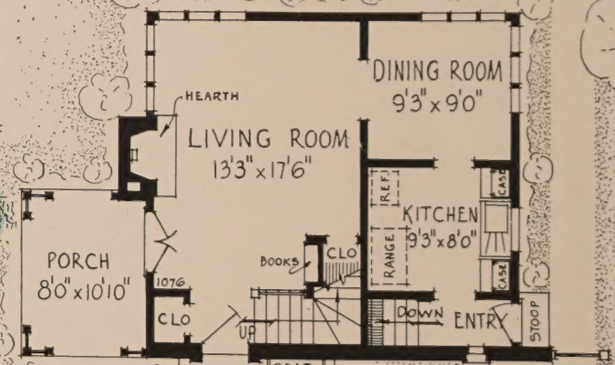
Stair Hall

N.P.S.	A FIVE ROOM HOME	1063-C

Alternate Exterior In English ~ PLAN 2.



Second Floor

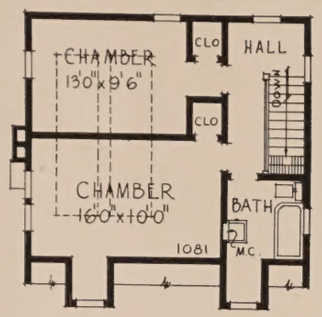


First Floor

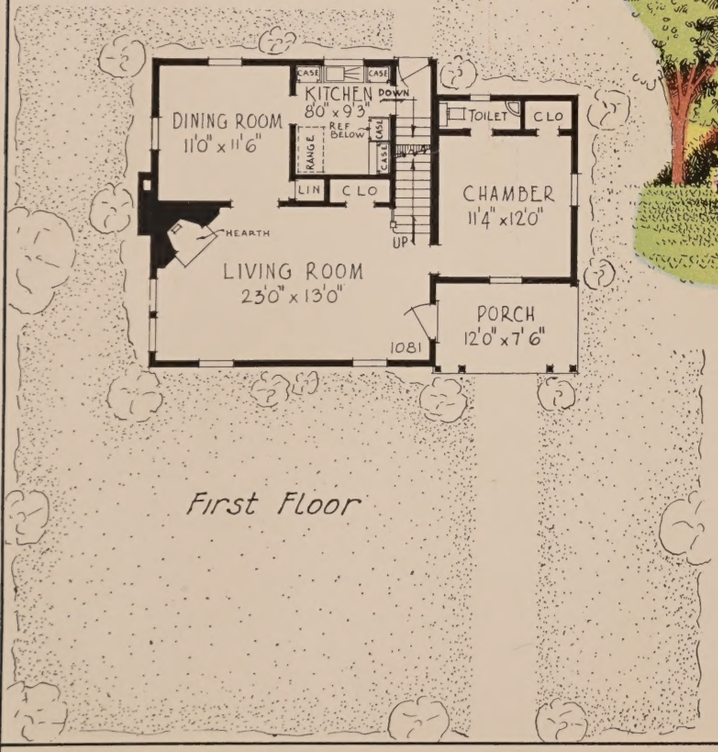
NEW AMERICAN HOME

An exceptionally light and cheerful home with a natural fireplace in a large living room. Two elevations are offered for your consideration.

1076 · C	A FIVE ROOM HOME	N.P.S.



Second Floor



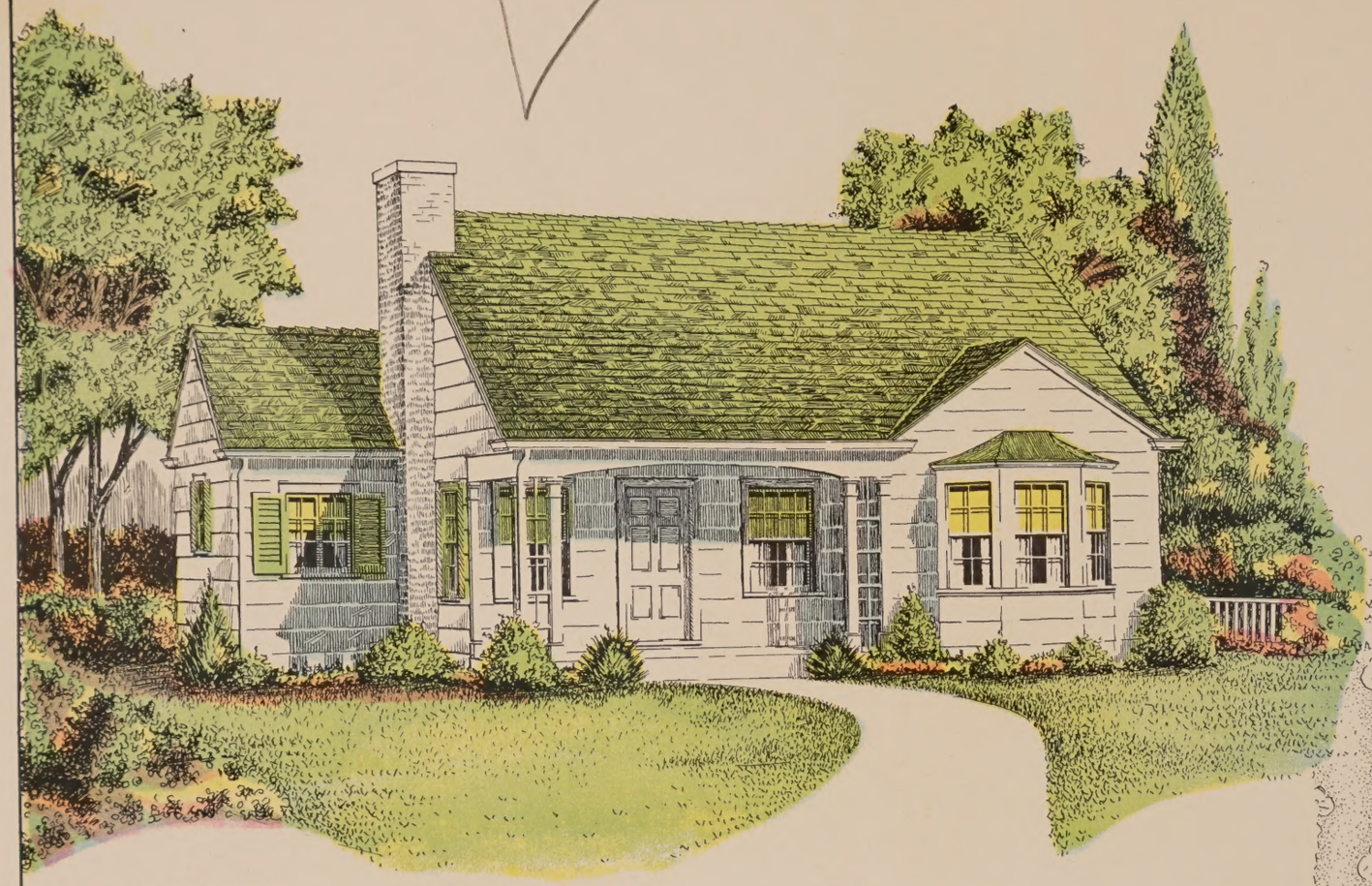
First Floor

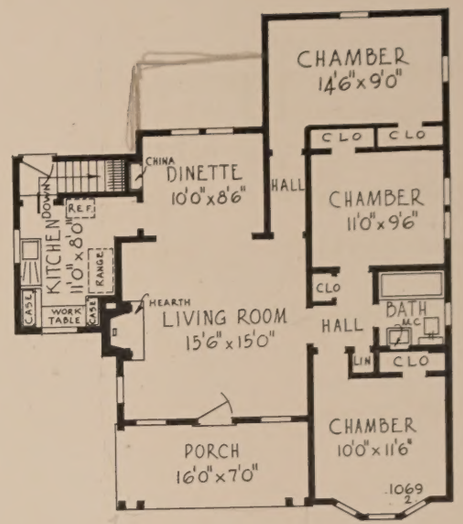
EARLY ANCESTRY

With an origin strictly American and a floor plan designed for convenience and comfort, this home should certainly command wide interest.

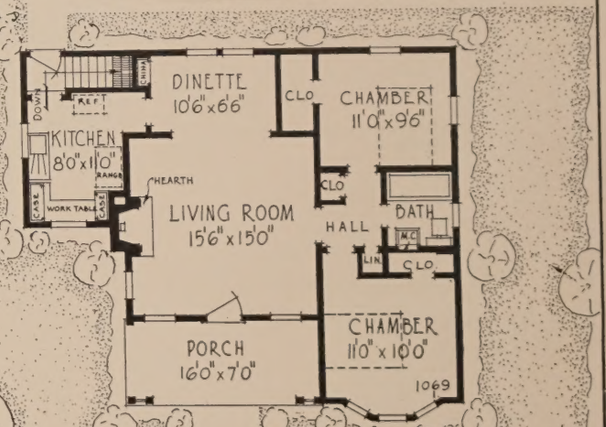
Fireplace

N.P.S.	A SIX ROOM HOME	1081-C

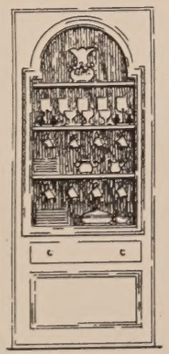




Alternate Floor Layout - Plan 2.



Floor Plan 1.

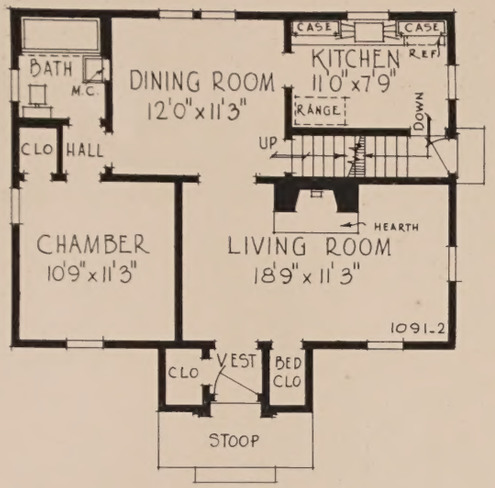


Built-in China Cabinet

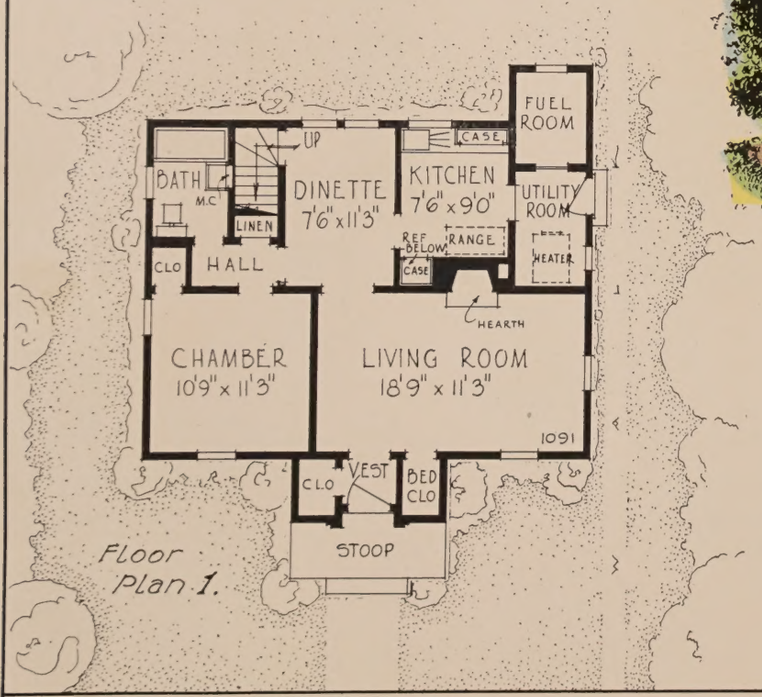
ATTRACTION AND COMFORT

The clean-cut, simple lines of this Colonial bungalow along with its inviting porch entrance, makes this design one of our most popular. Both plans are very compact and are designed to yield the utmost in room space for the least amount of money.

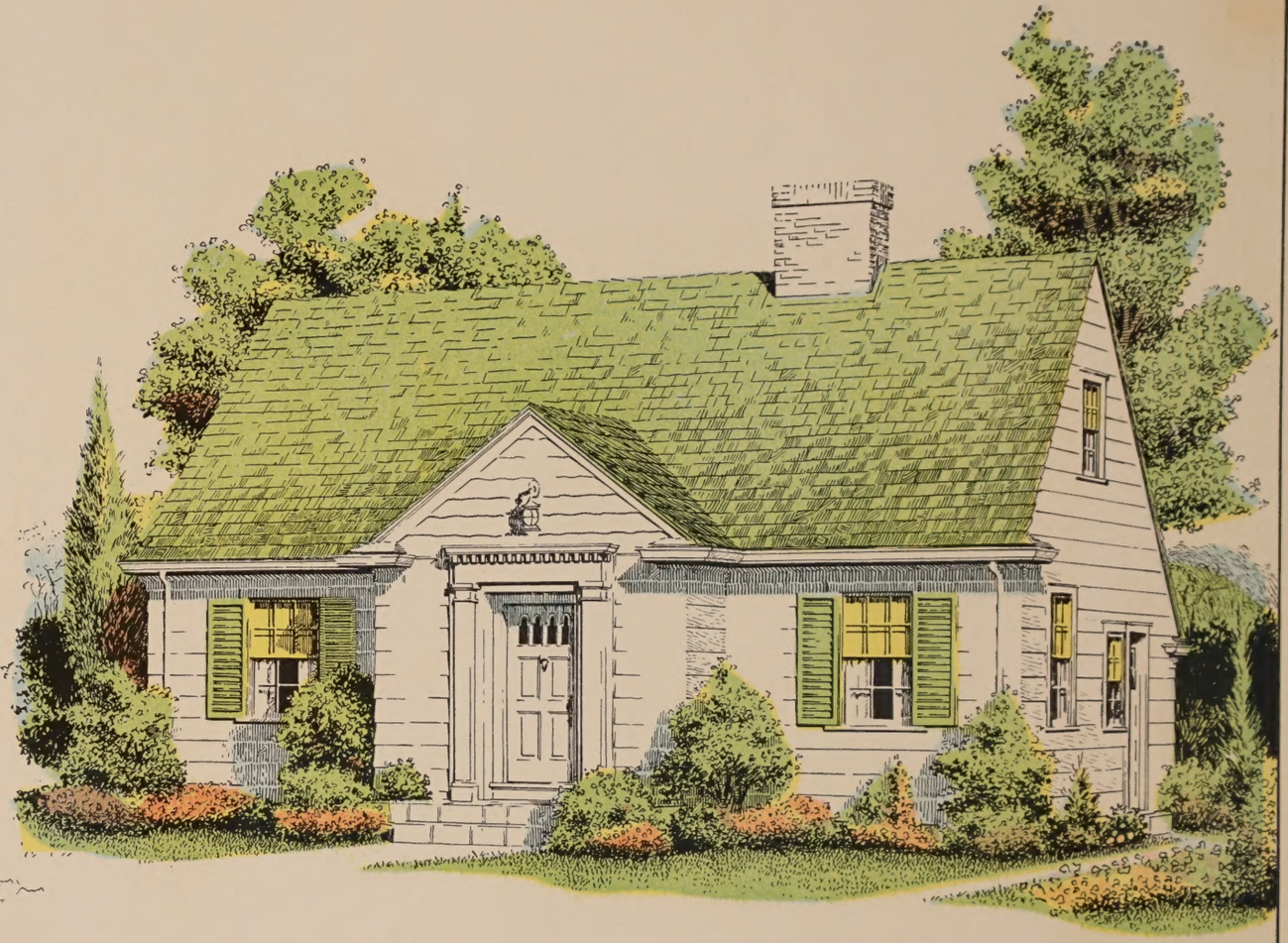
1069 · C	A FIVE ROOM HOME	N.P.S.



Plan 2
Alternate floor plan with basement under.

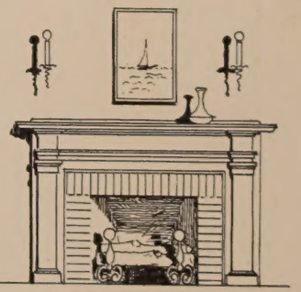


Floor Plan 1.



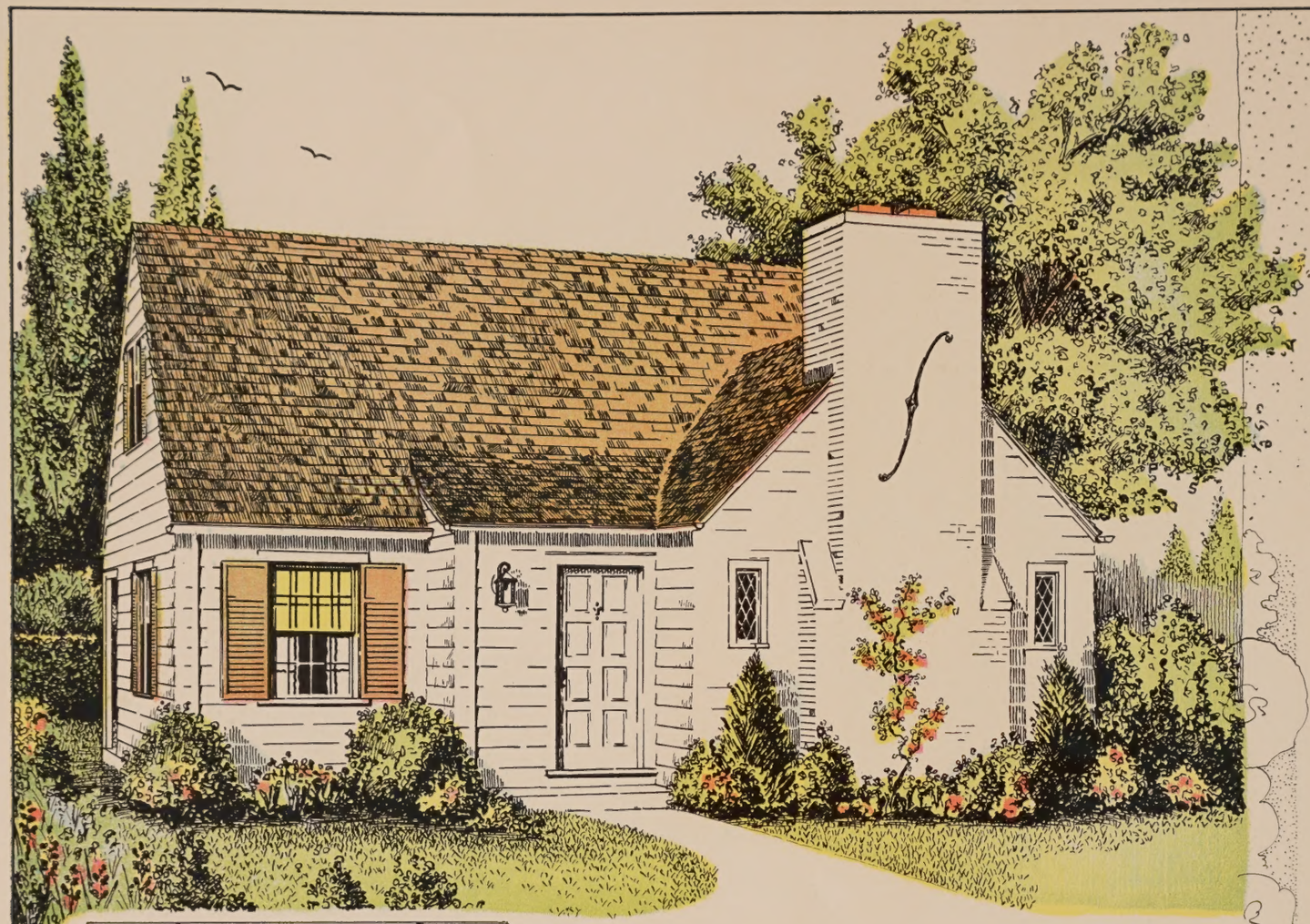
CHARMING CAPE COD

The delightful homelike quality of this home does not depend upon expensive materials but upon symetrical spacing of windows and the pleasing Colonial entrance.



Fireplace is typically Colonial

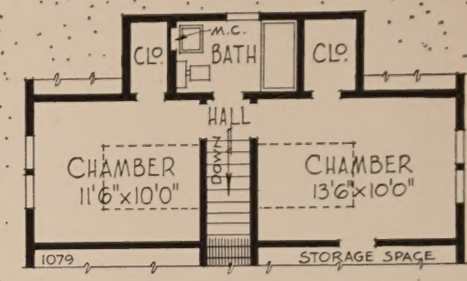
N.P.S.	A FOUR ROOM HOME	1091-C



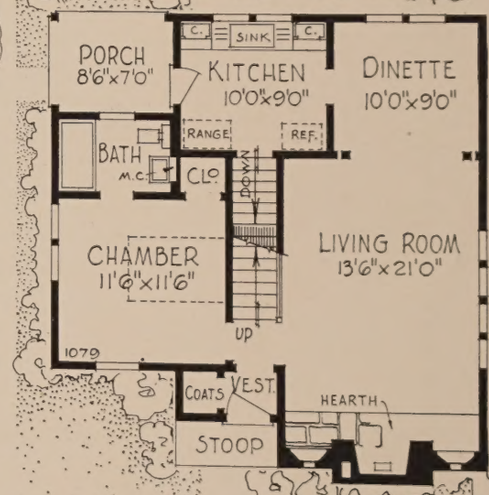
End of Living Room

COMPACT - ECONOMICAL

Charming in its simplicity, this little story and a half home offers three large bed chambers. One is conveniently located on the first floor with a private bath

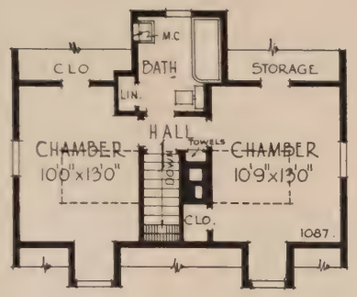


Second Floor

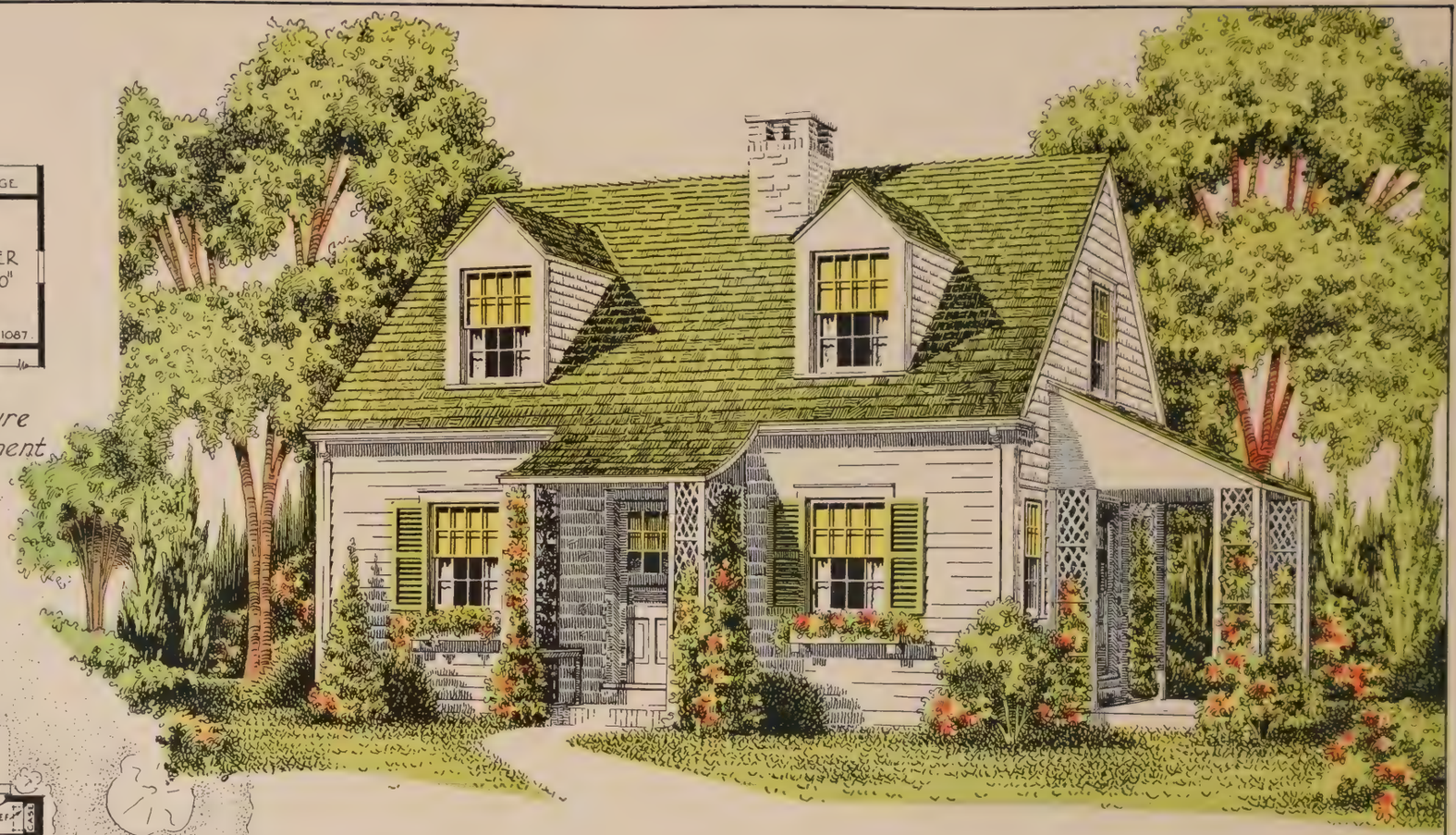


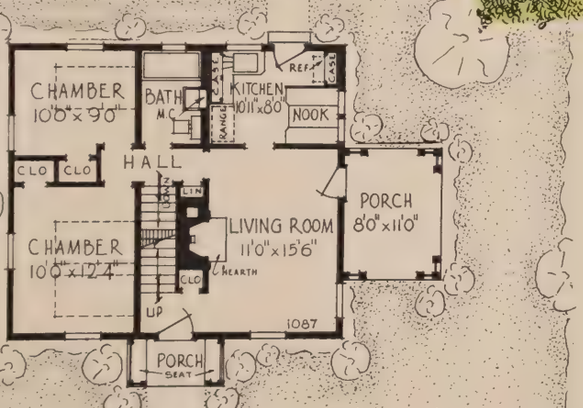
First Floor

1079-C	A SIX ROOM HOME	N.P.S.



Plan illustrating future Second Floor development

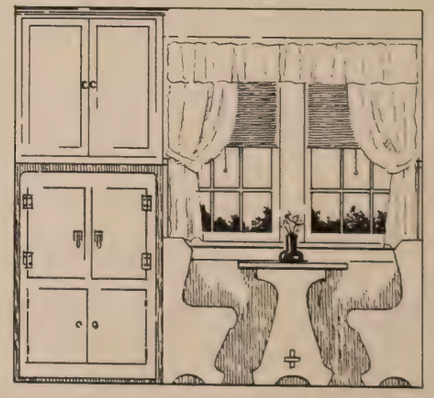




First Floor

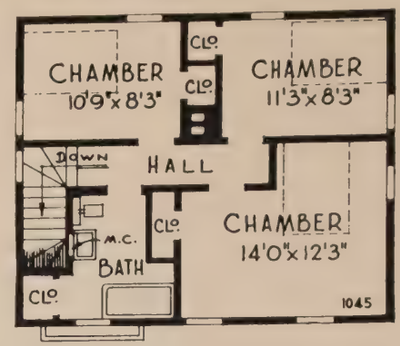
FROM THE EASTERN COAST

Cape Cod architecture, familiar to folks along the eastern seaboard for more than a century, is fast becoming the popular choice of home builders in other localities. Here is presented a pleasing example of that style.

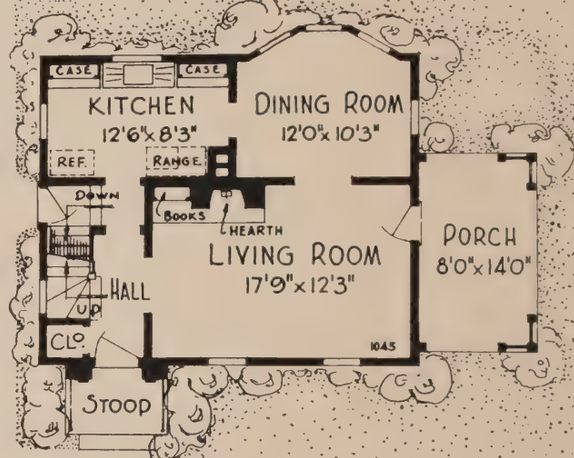


Nook in Kitchen

N.P.S.	A FOUR ROOM HOME	1087 · C



Second Floor



First Floor

TO GARAGE

Detail of Stairway

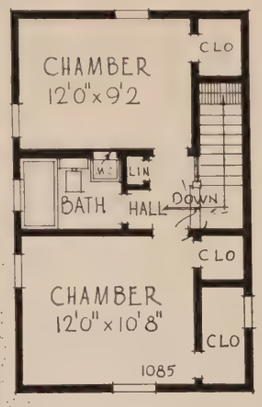
EARLY AMERICAN

The compact arrangement of the rooms of this little home is what makes it a big one.

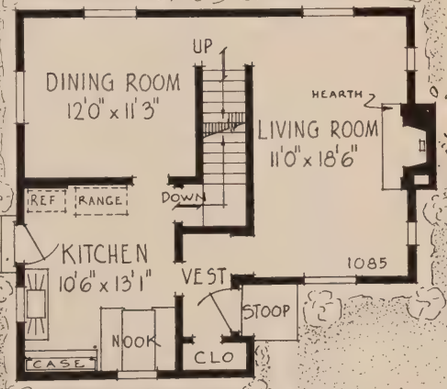
DIMENSIONS

Size of Main Building 26'0"x22'0". Size Over All 34'9"x28'0". Ceiling Height 1st. Floor 8'2". Ceiling Height 2nd. Floor 7'8". Ceiling Height Basement 7'0". Total Cubic Contents 16450 Cu. Ft.

1045-C	A SIX ROOM HOME	N.P.S.



Second Floor



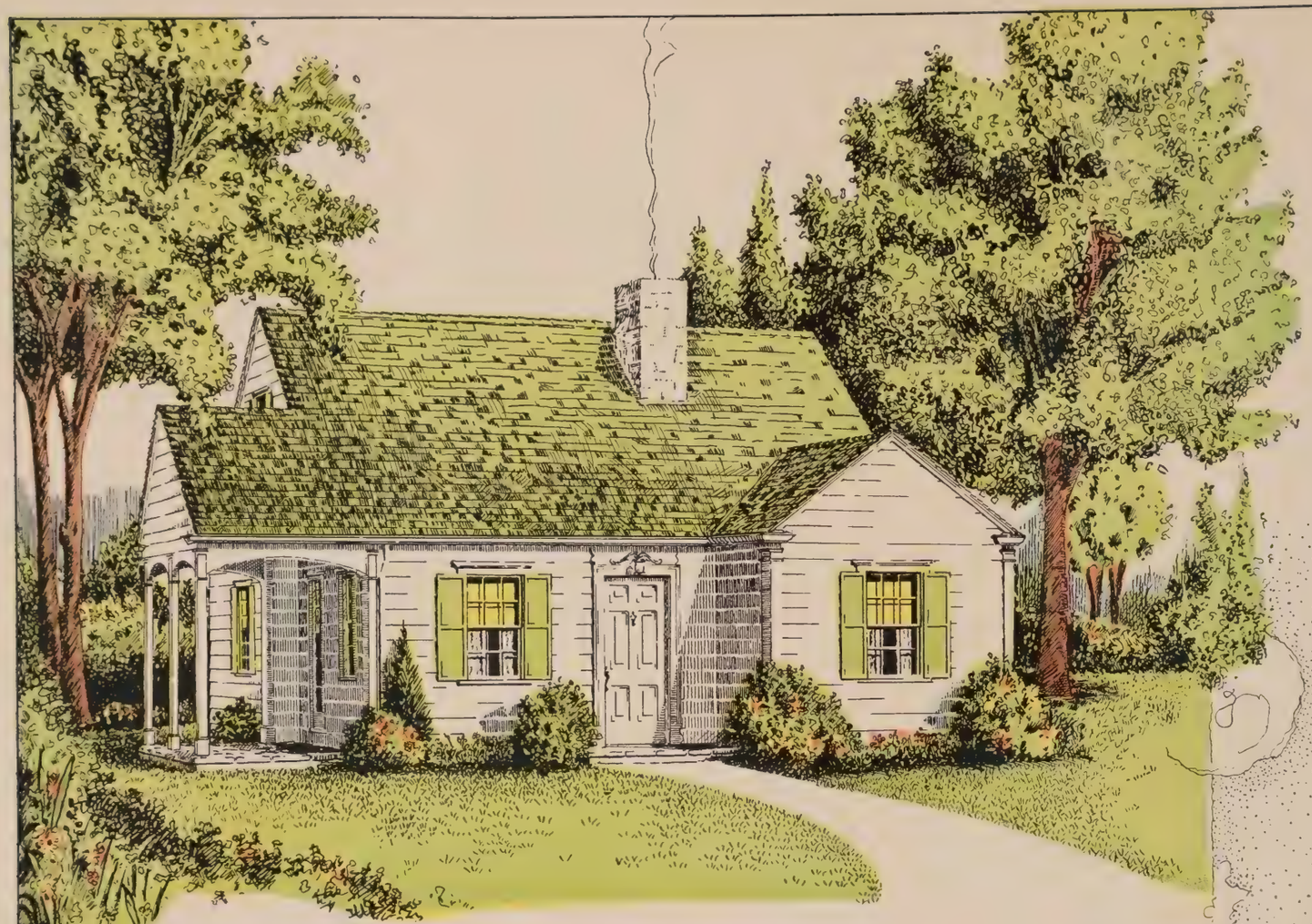
First Floor

COLONIAL SIMPLICITY

A home embodying distinctive charm and dignity, and designed in the always popular Colonial style. Cozy and well arranged for modern living.

View in Living Room.

N.P.S.	A FIVE ROOM HOME	1085-C

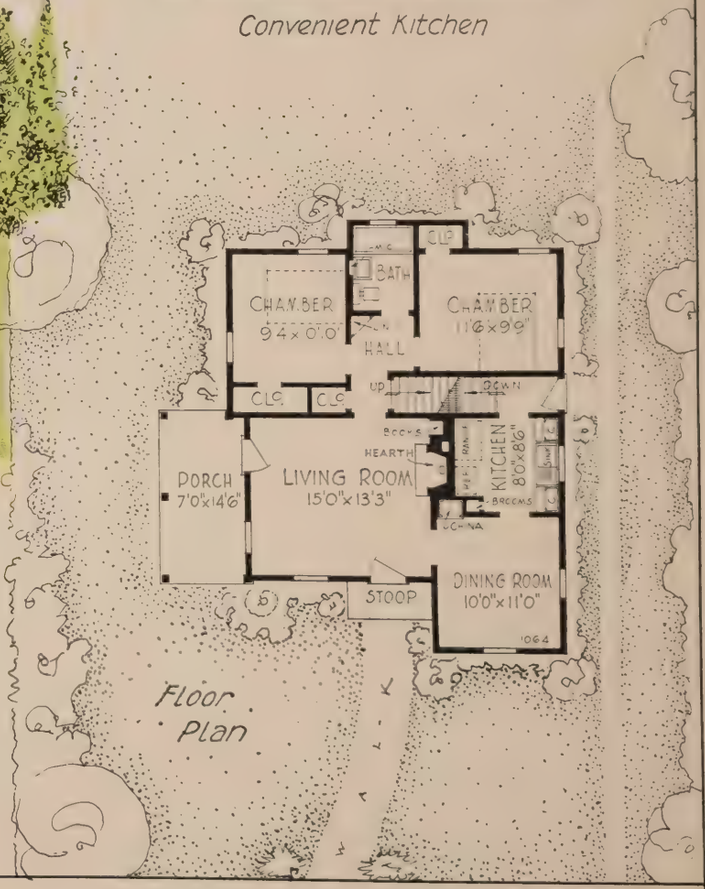


Convenient Kitchen

Bookcase & Fireplace

POPULAR AMERICAN TYPE

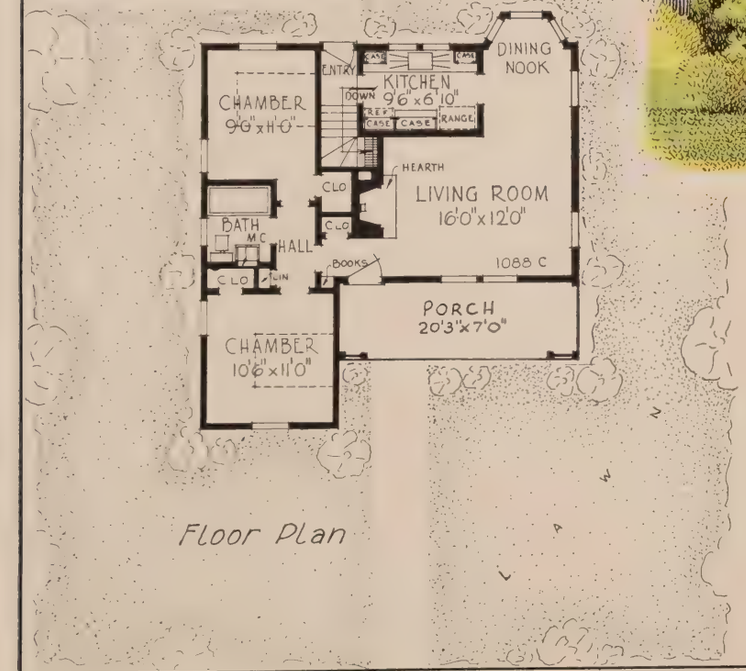
In keeping with Colonial traditions—yet substantially well fitted to modern and comfortable living. An attic stairway makes available the use of otherwise waste space for future second floor rooms.



Floor Plan

1064-C	A FIVE ROOM HOME	N.P.S.

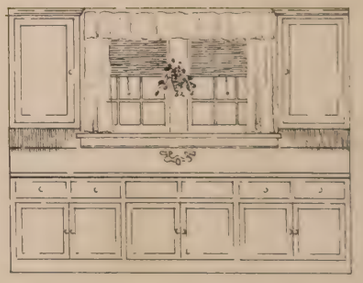
Alternate Exterior – Plan 2



Floor Plan

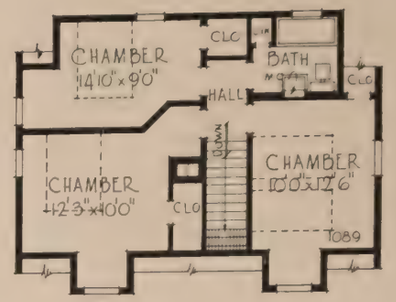
MODERATE ONE STORY

This small Colonial home possiby owes its beauty to low broad lines and excellent proportion. Suitable for City or Country, this little home can be built at very moderate cost.

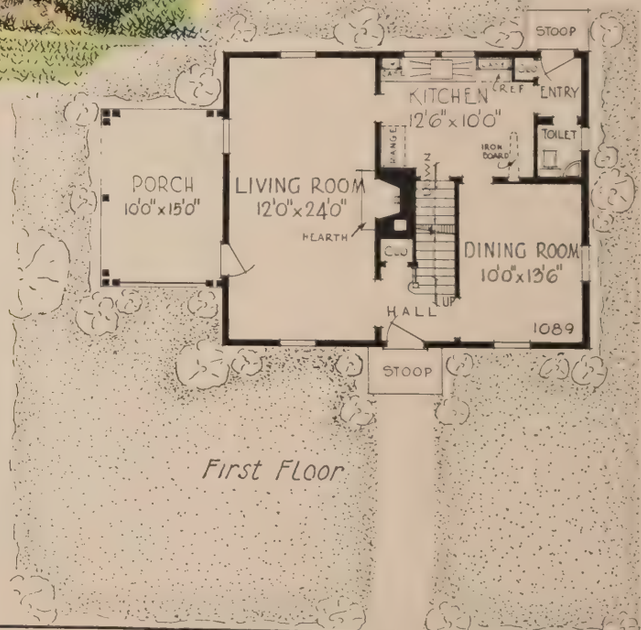


Kitchen

N.P.S.	A FIVE ROOM HOME	1088·C



Second Floor



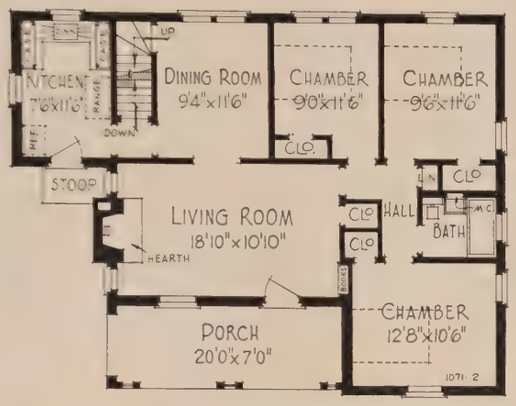
First Floor

Fireplace

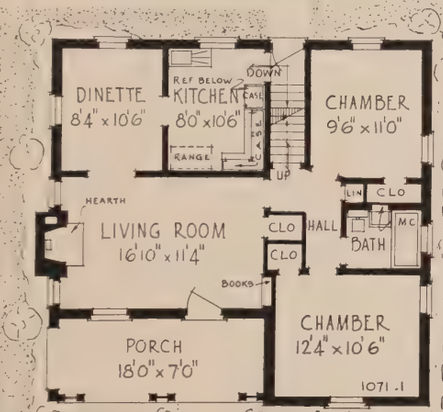
STABILITY OF DESIGN

Combining beauty with practicability this homey Cape Cod is the descendant of a trend of design that has, for many years, satisfied in fullest measure.

1089 · C	A SIX ROOM HOME	N.P.S.



Alternate Floor Plan 2 with three chambers



Floor Plan 1.

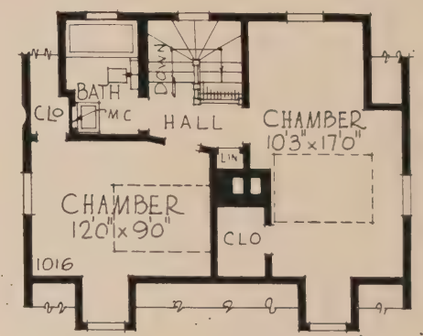
COLONIAL CHARACTER

Colonial architecture has stood the test of years, it has spread throughout the country - it has proven highly economical and has given us a style that is both popular and pleasing.

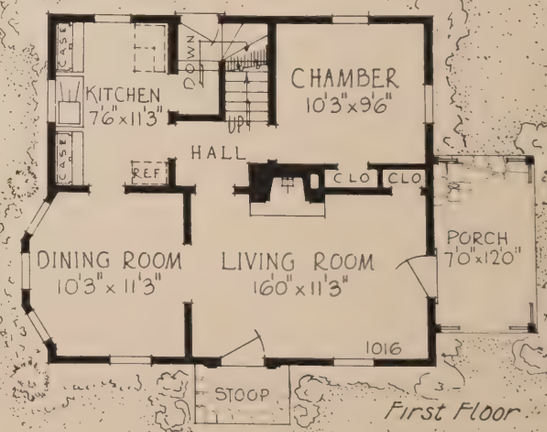
Bookcase In Living Room.

N.P.S.	A FIVE ROOM HOME	1071-C

Alternate Design In French_Plan 2



Second Floor



First Floor

CAPE COD

Two Designs For Same Floor Plan.

Homes of this type were originally built in Cape Cod, but they are now found in every village and city in America.

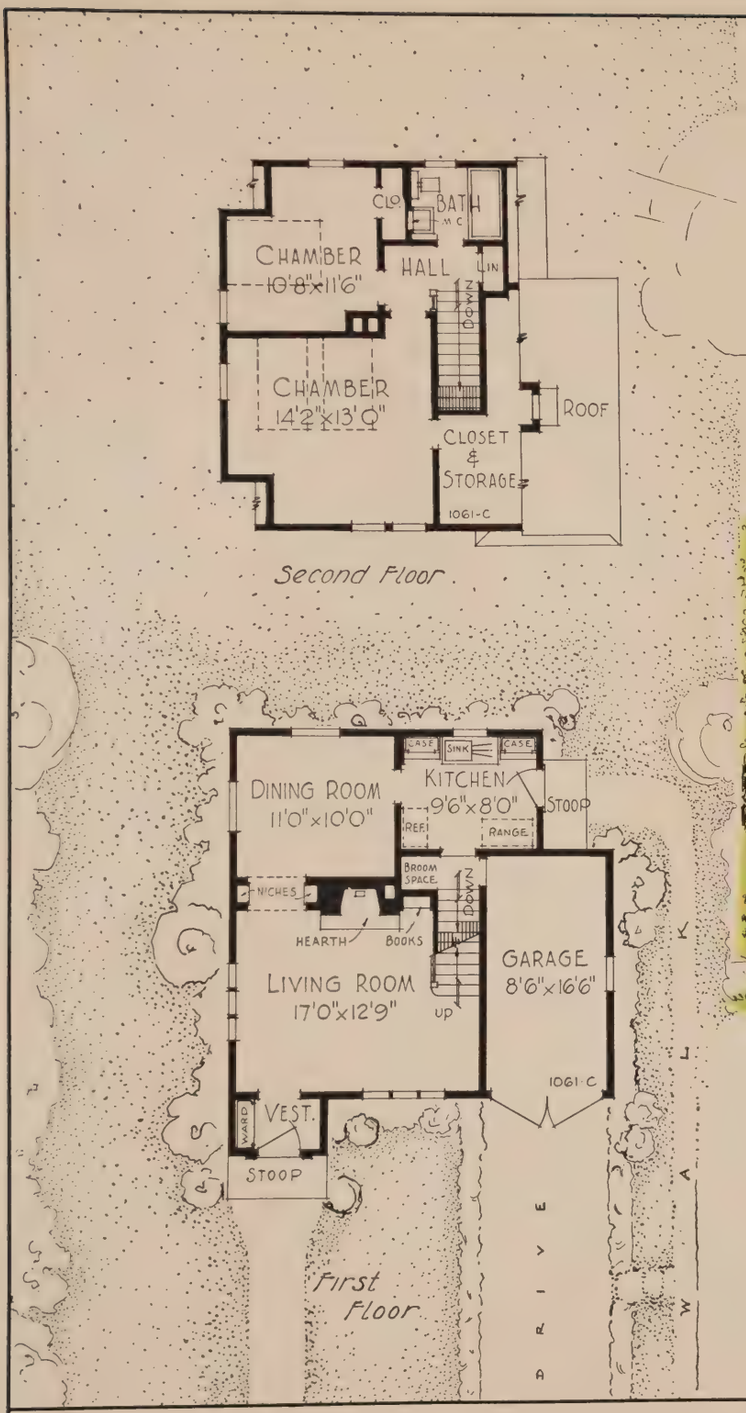
CUBAGE

House 14300 Cu.Ft.
Porch 500 " "
Total 14800 Cu.Ft.

DIMENSIONS

Size Of Main Building 26'0"x24'0". Size Over All 35'6"x28'6". Ceiling Height 1st Floor 8'0". Ceiling Height 2nd. Floor 7'6". Ceiling Height Basement 7'0".

1016·C	A SIX ROOM HOME	N.P.S.

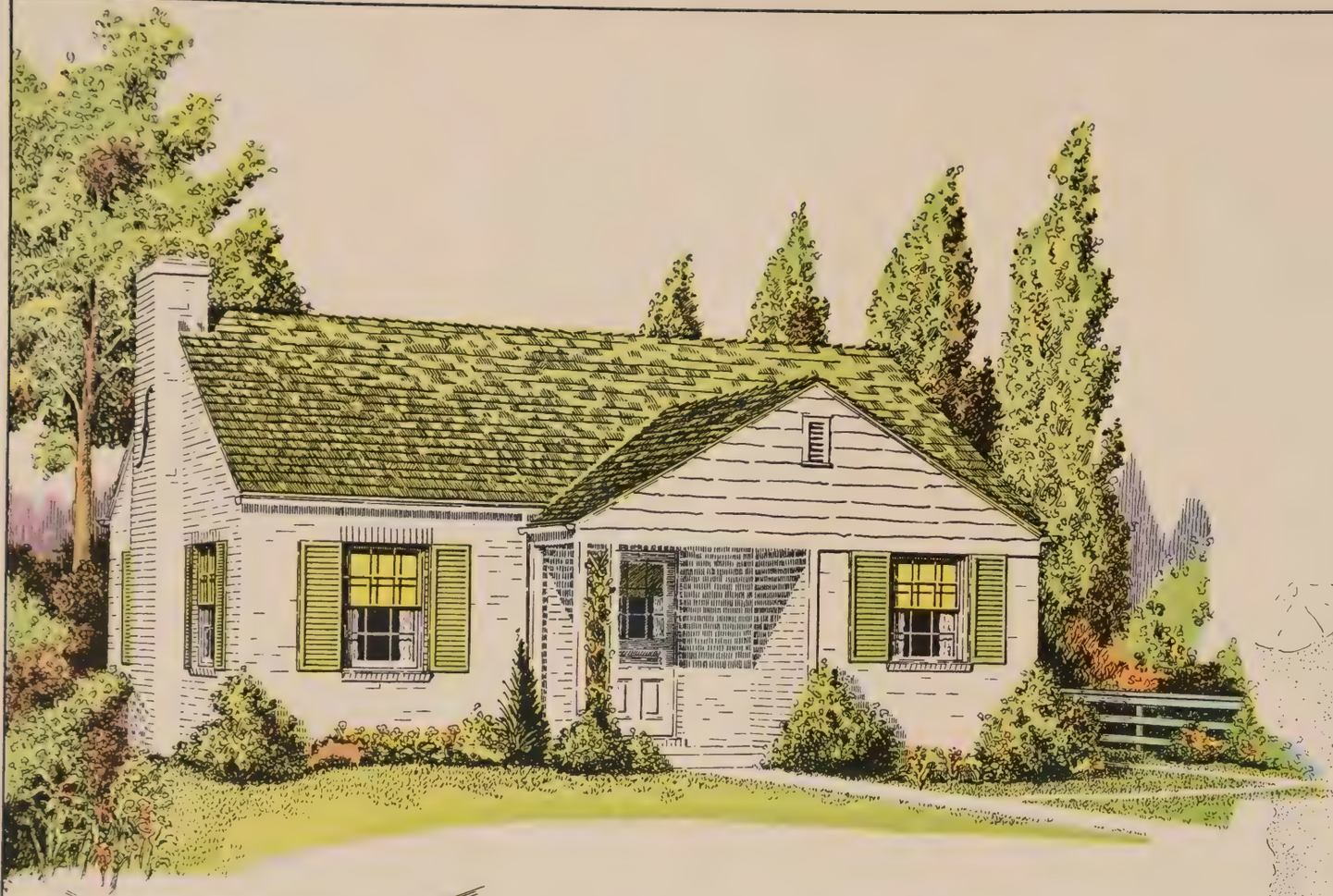


ENGLISH DESIGN WITH GARAGE

The convenient garage forms an integral part of the architecture, and creates a pleasing combination.

View In Living Room

N.P.S.	A FIVE ROOM HOME	1061-C

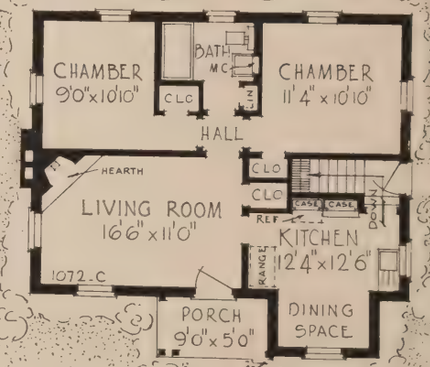


The Dinette

The Living Room

DISTINCTIVE BUNGALOW

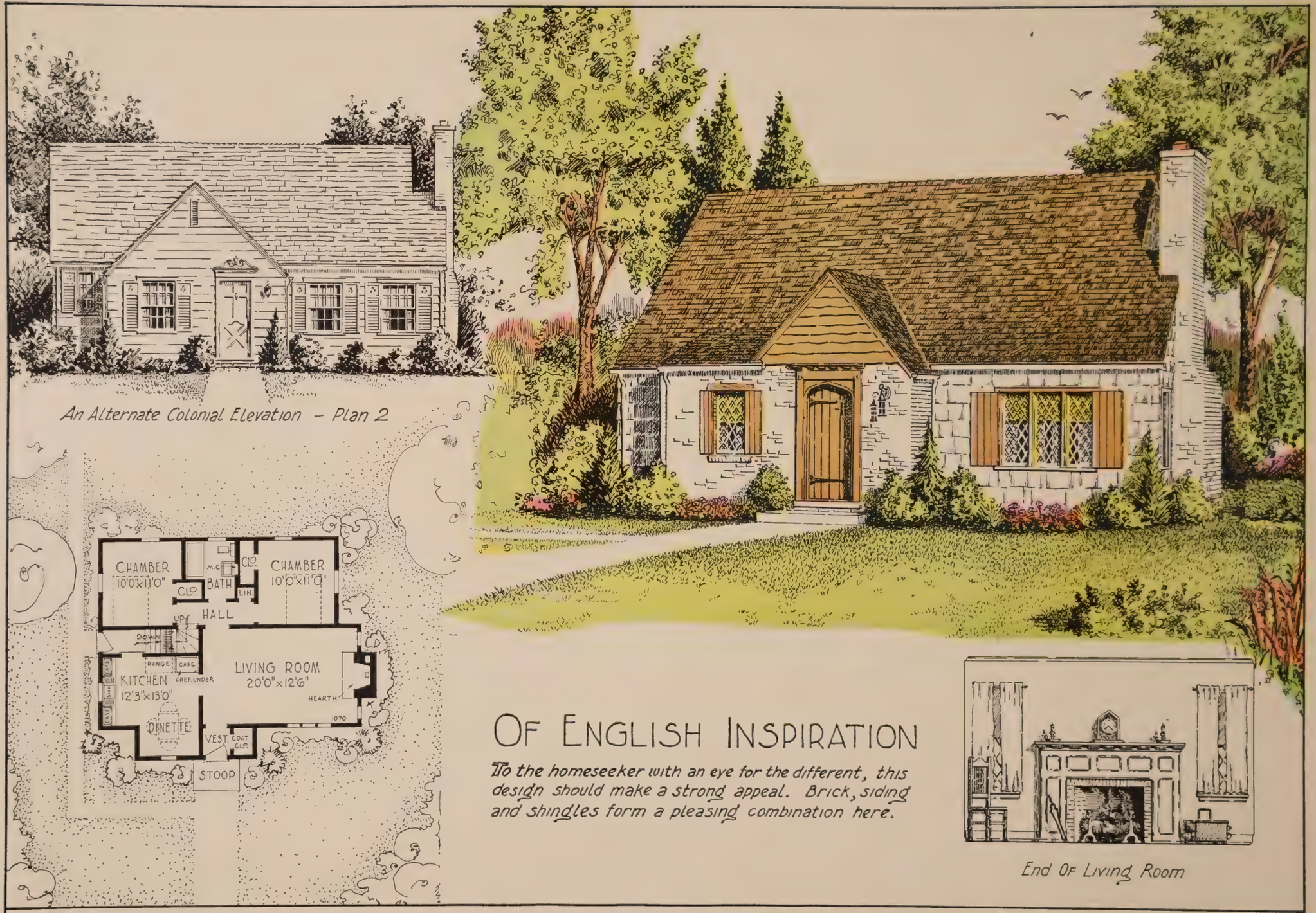
Striking proof that Colonial architecture is very well adapted to the small home. The inclusion of a large dining space in the kitchen makes a dining room unnecessary for this plan. Main outside walls are brick veneer.



Floor Plan

1072-C	A FOUR ROOM HOME	N.P.S.

An Alternate Colonial Elevation – Plan 2

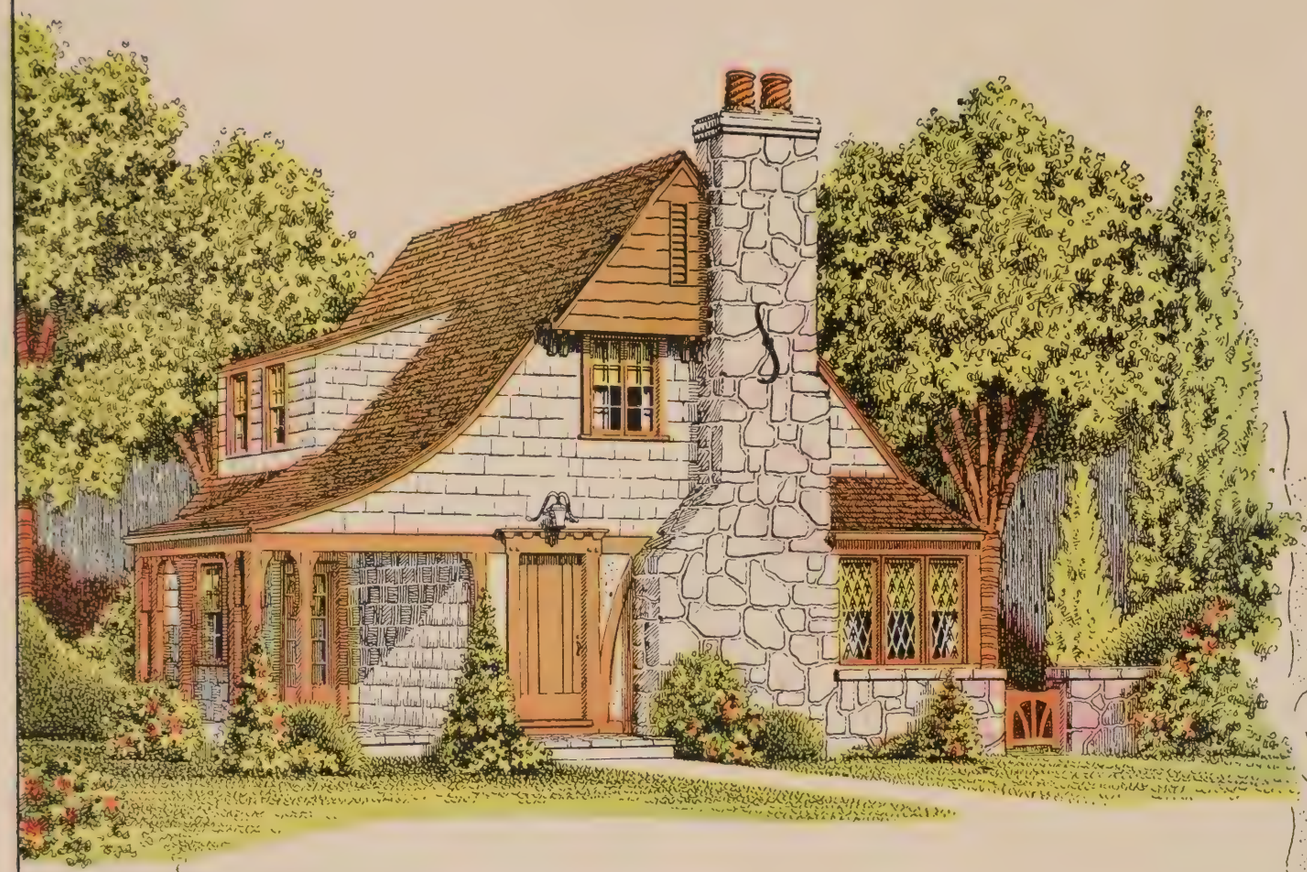


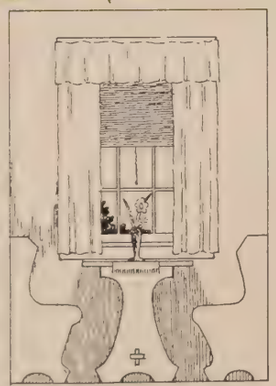
Of English Inspiration

To the homeseeker with an eye for the different, this design should make a strong appeal. Brick, siding and shingles form a pleasing combination here.

End Of Living Room

N.P.S.	A FOUR ROOM HOME	1070-C

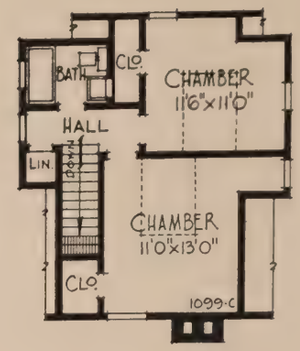




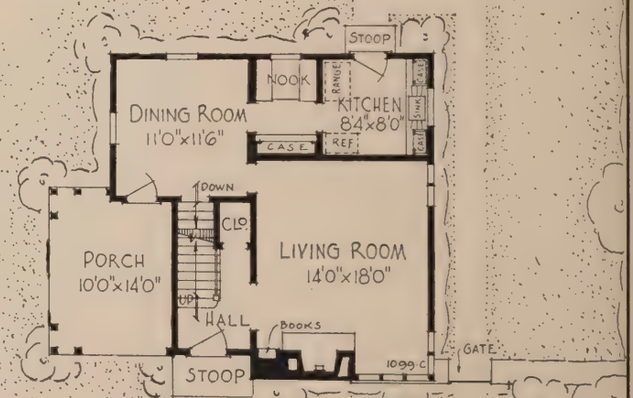
Dining Nook

RUSTIC ENGLISH

Well defined in its interpretation of the English style, this home with its massive stone chimney and convenient porch is highly attractive to those who seek something out of the ordinary.

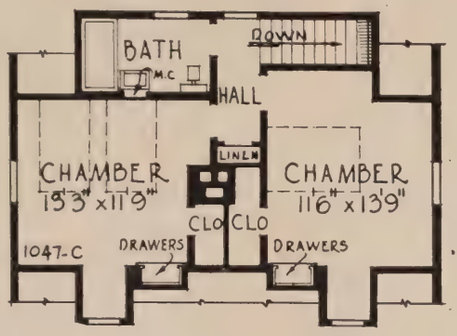


Second Floor

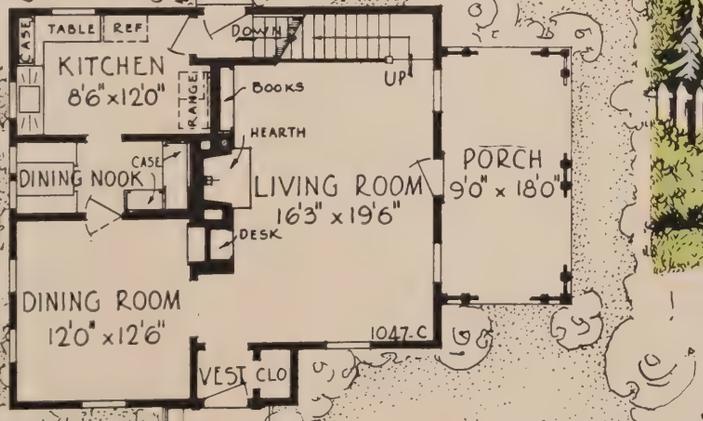


First Floor

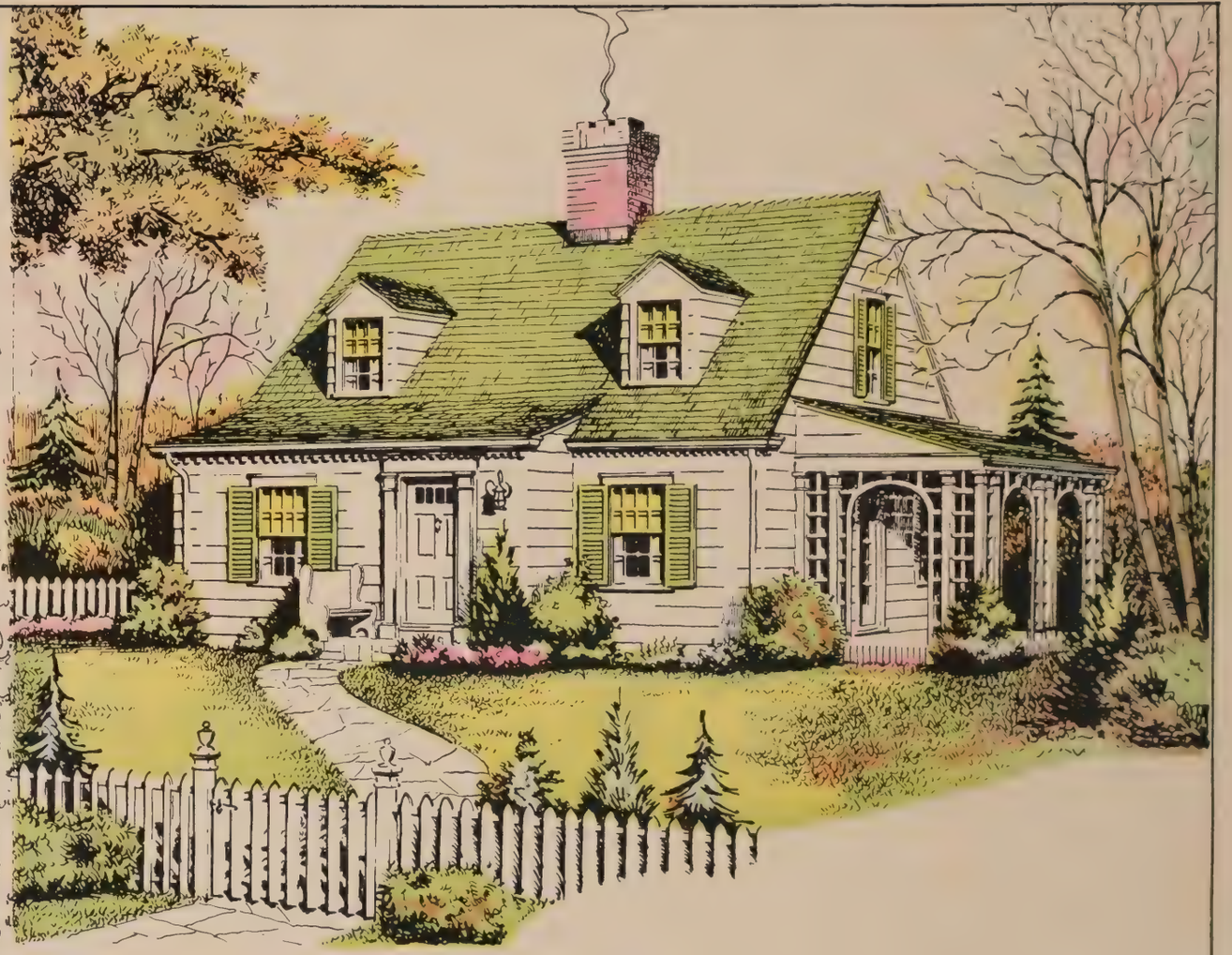
1099 · C	A FIVE ROOM HOME	N.P.S.



Second Floor



First Floor



A Model Cottage

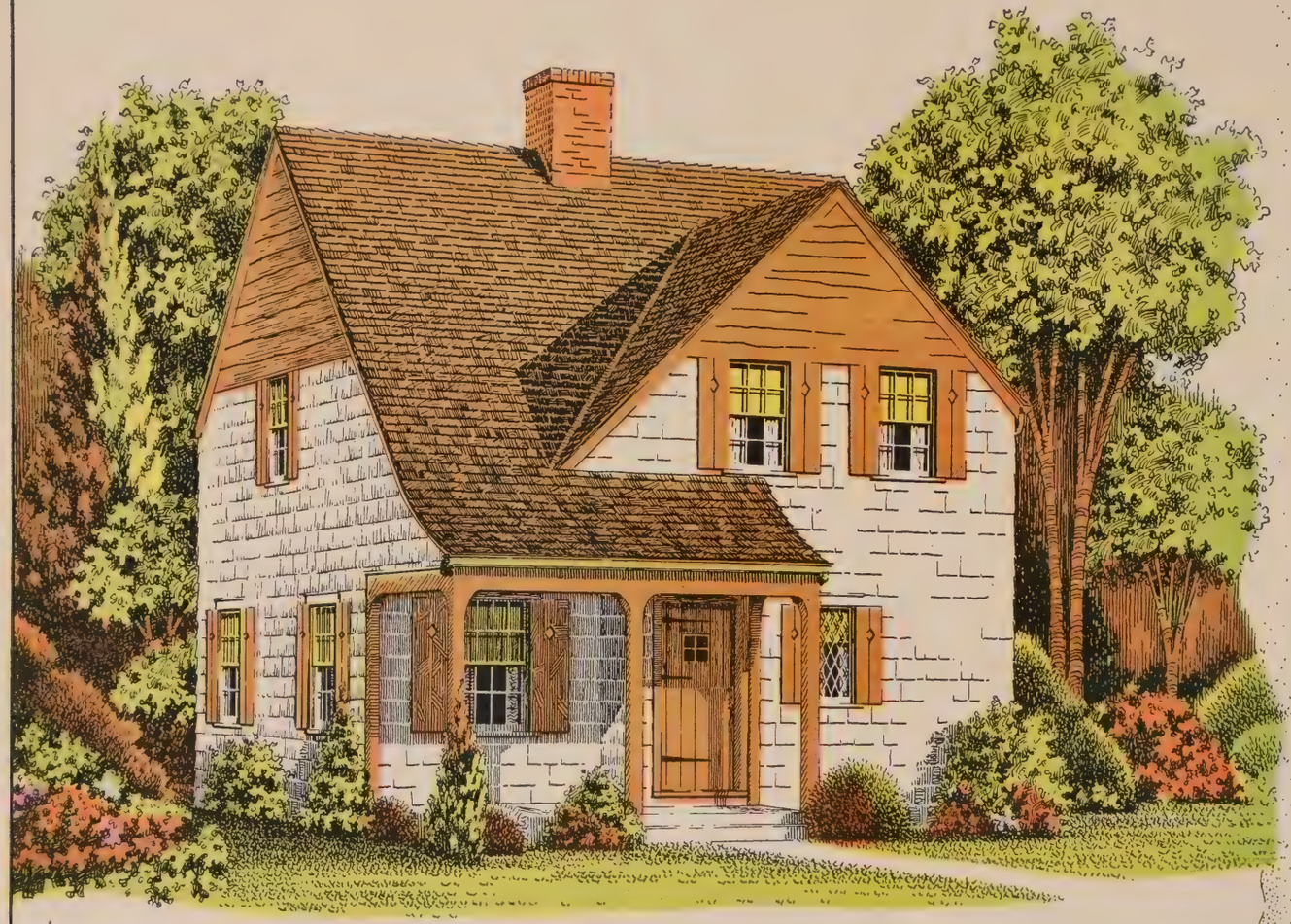
Simple and harmonious in line, this attractive two-story Cape Cod cottage offers much in living comfort.

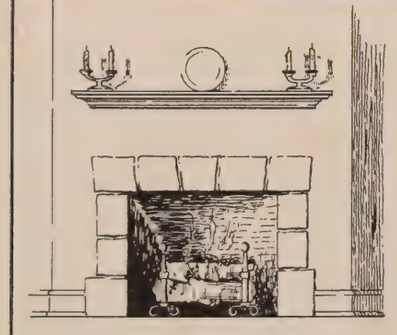
Dimensions

Size Of Main Building 30'0"x24'0". Size Over All 40'0"x30'11". Ceiling Height 1st. Floor 8'2". Ceiling Height 2nd. Floor 7'6". Ceiling Height Basement 7'0". Total Cubage 21300 Cu. Ft.

Stair Detail

N.P.S.	A FIVE ROOM HOME	1047-C

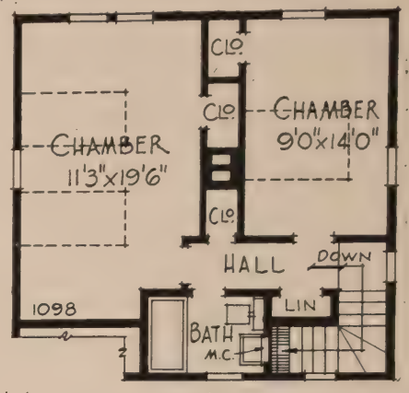




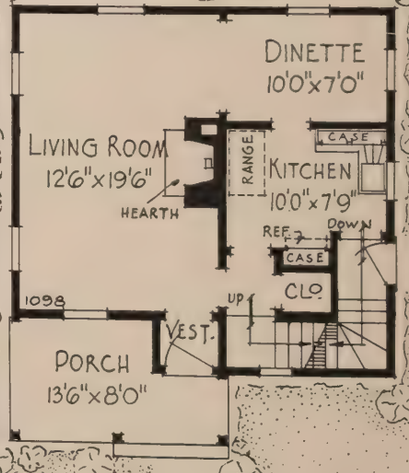
The Fireplace

OF APPEALING INTEREST

This little two-story home provides five well-planned rooms, together with all the conveniences and arrangements so necessary to modern living. A home suitable to any climate or location.

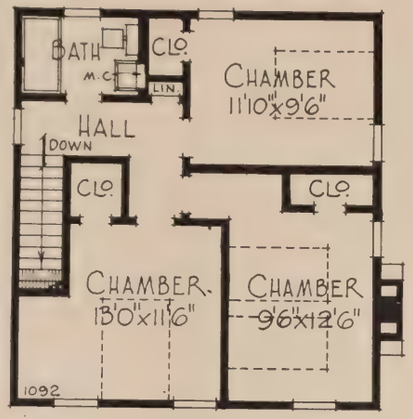


Second Floor

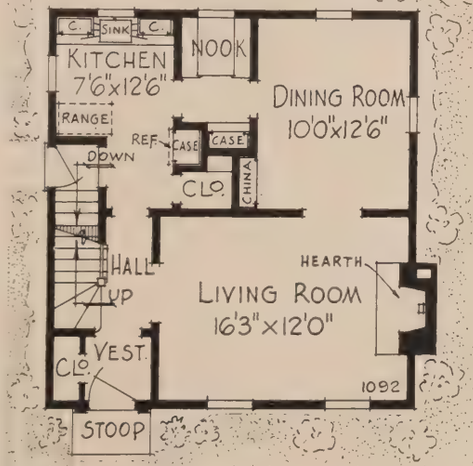


First Floor

1098-C	A FIVE ROOM HOME	N.P.S.



Second Floor



First Floor

FOR NARROW LOT

This Colonial home avoids the commonplace in design; in every detail it shows unusual character; it is a house that would stand out in distinction from its neighbors.

China Cabinet

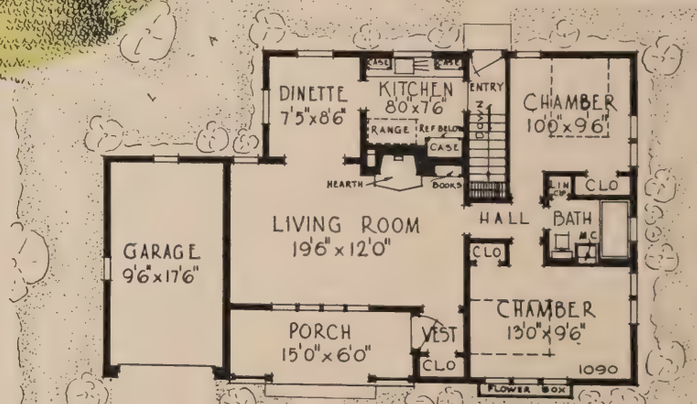
N.P.S.	A SIX ROOM HOME	1092-C

Alternate Colonial Design – Plan 2.

Fireplace and Bookshelves

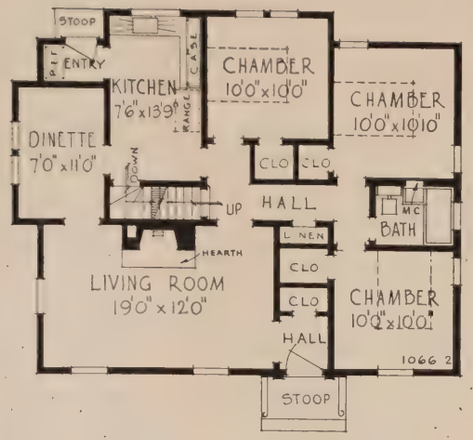
MODERN TREND

Unusual and neat in appearance, this type of home offers full value for money invested. The large living room with its cozy fireplace corner instantly appeals. Do not overlook the porch and convenient garage.

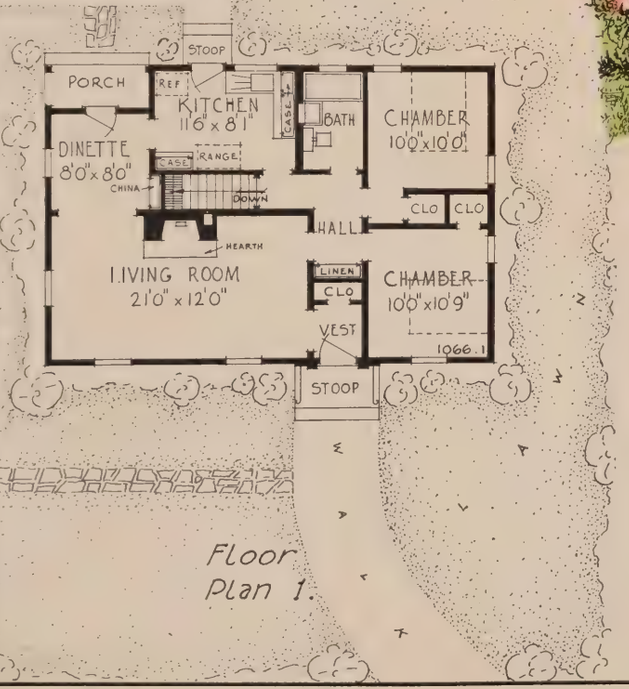


Floor Plan

1090 · C	A FIVE ROOM HOME	N.P.S.



Plan with three chambers
Plan 2



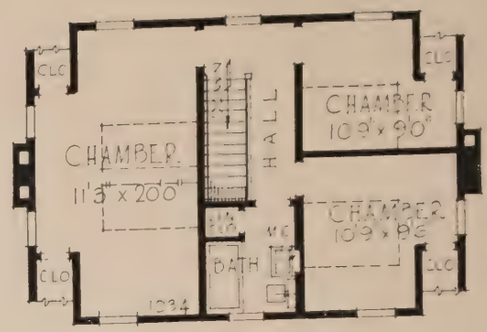
Floor
Plan 1.

TYPICALLY AMERICAN

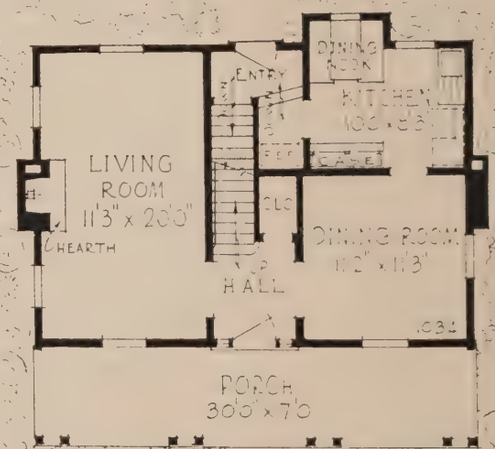
Modern in tendency, but with an ancestry distinctly Colonial, this design cannot help but satisfy those who seek maximum space for small investment

China Cabinet

N. P. S.	A FIVE ROOM HOME	1066-C



Second Floor



First Floor

DUTCH COLONIAL

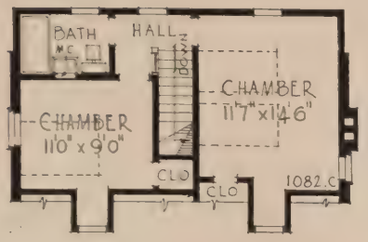
Homes of this type combine dignity of appearance with convenient arrangement. The broad porch is a pleasing feature.

Spacious stair hall — Second Floor

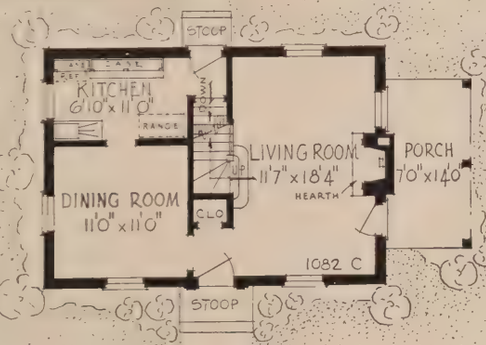
DIMENSIONS

Size Of Main Building 30'0"x21'0". Size Over All 32'6"x31'0". Ceiling Height 1st. Floor 8'2". Ceiling Height 2nd. Floor 7'8". Ceil. H't. Basement 7'0". Total Cub. Contents 16000 Cu. Ft.

1034·C	A SIX ROOM HOME	N.P.S



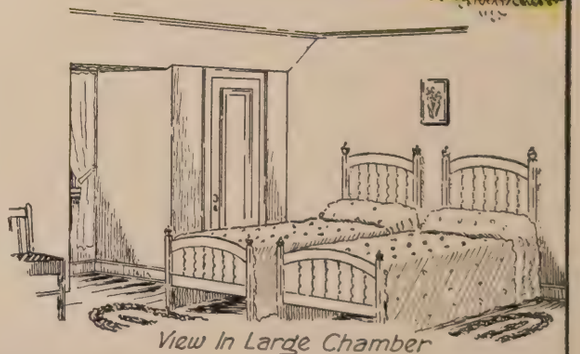
Second Floor



First Floor

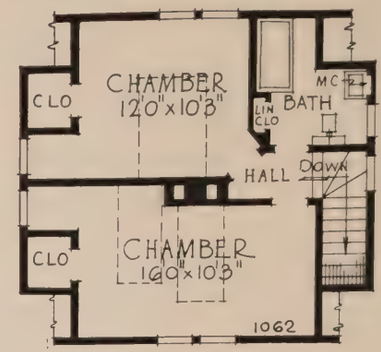
EARLY AMERICAN — IN BRICK

Especially designed to appeal to the home builder who is looking for something that is unobtrusive in appearance, yet giving an impression of real value and solidity.

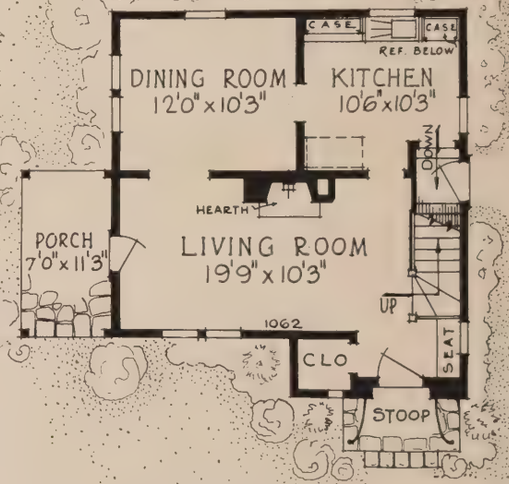


View In Large Chamber

N.P.S. | A FIVE ROOM HOME | 1082-C



Second Floor



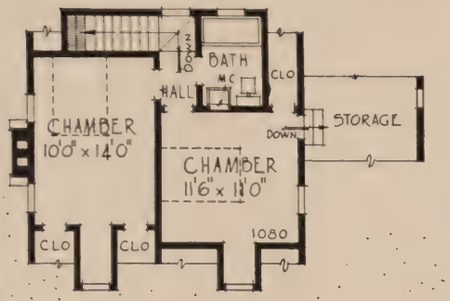
First Floor

Seat in Living Room

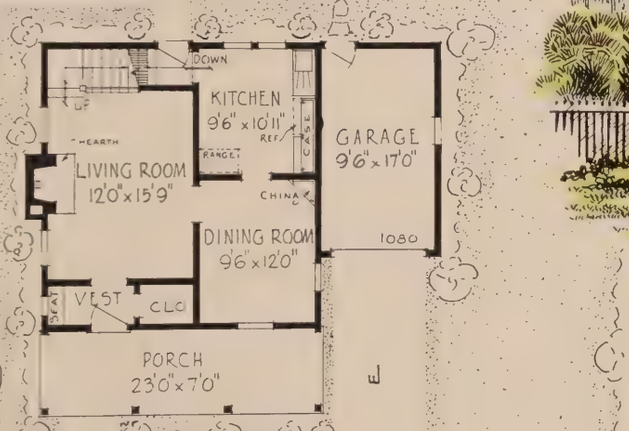
NEAT AND TRIM IN DESIGN

A touch of English cottage, quaint and comfortable in appearance — a design of value. One need not be apprehensive of the appearance of this home in any setting.

1062-C	A FIVE ROOM HOME	N.P.S.



Second Floor



First Floor

D R I V E

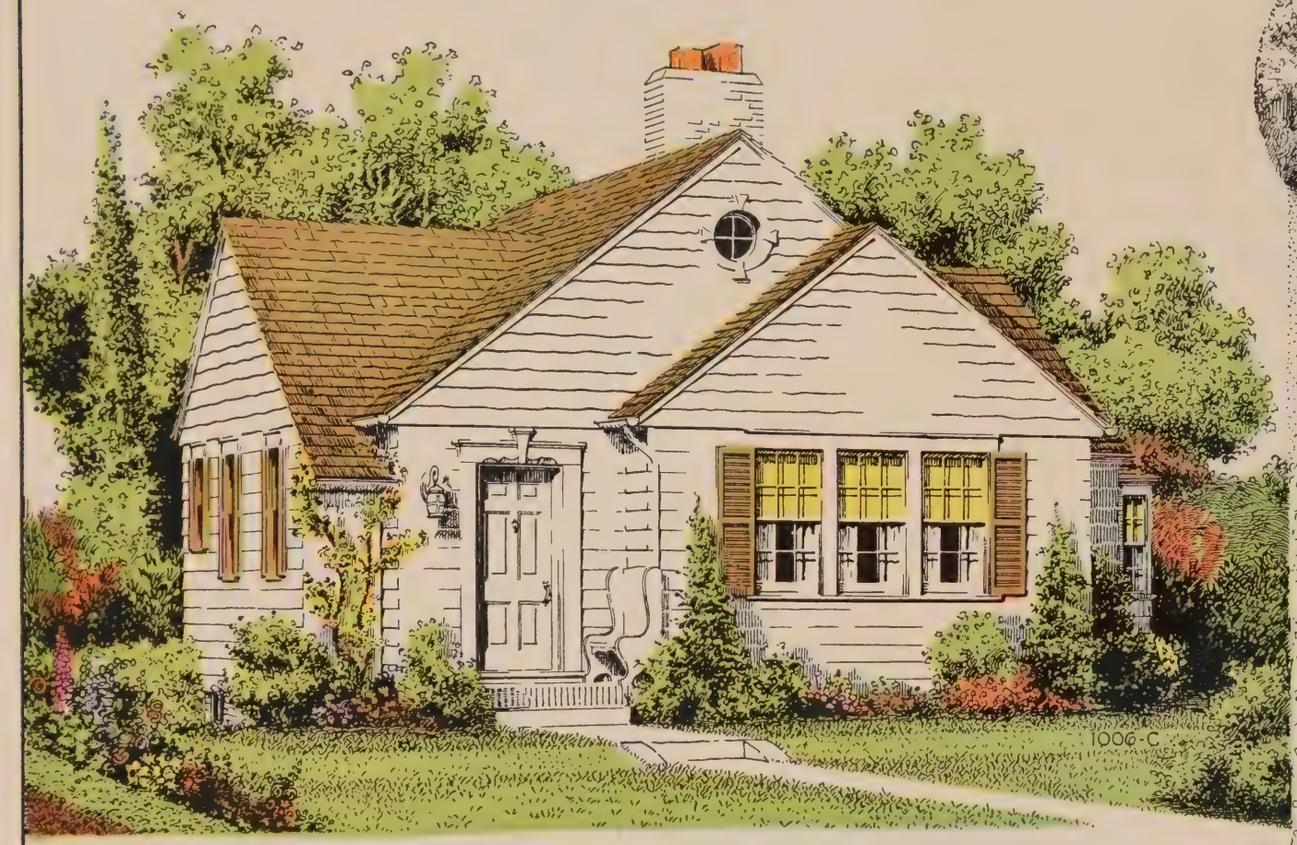
W A L K

WITH GARAGE ATTACHED

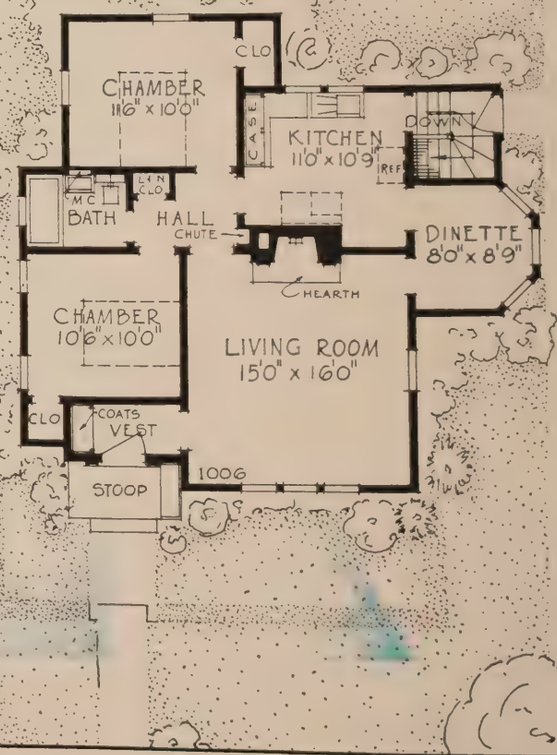
This attractive Early American home demonstrates that the attached garage can be a pleasing feature of the design. On the inside are five sunny rooms planned efficiently and comfortably for modern living. A small home, yet practical and roomy.

Corner China Case

N.P.S.	A FIVE ROOM HOME	1080-C



An English interpretation
for same floor plan. Plan 2.



Of Colonial Tradition

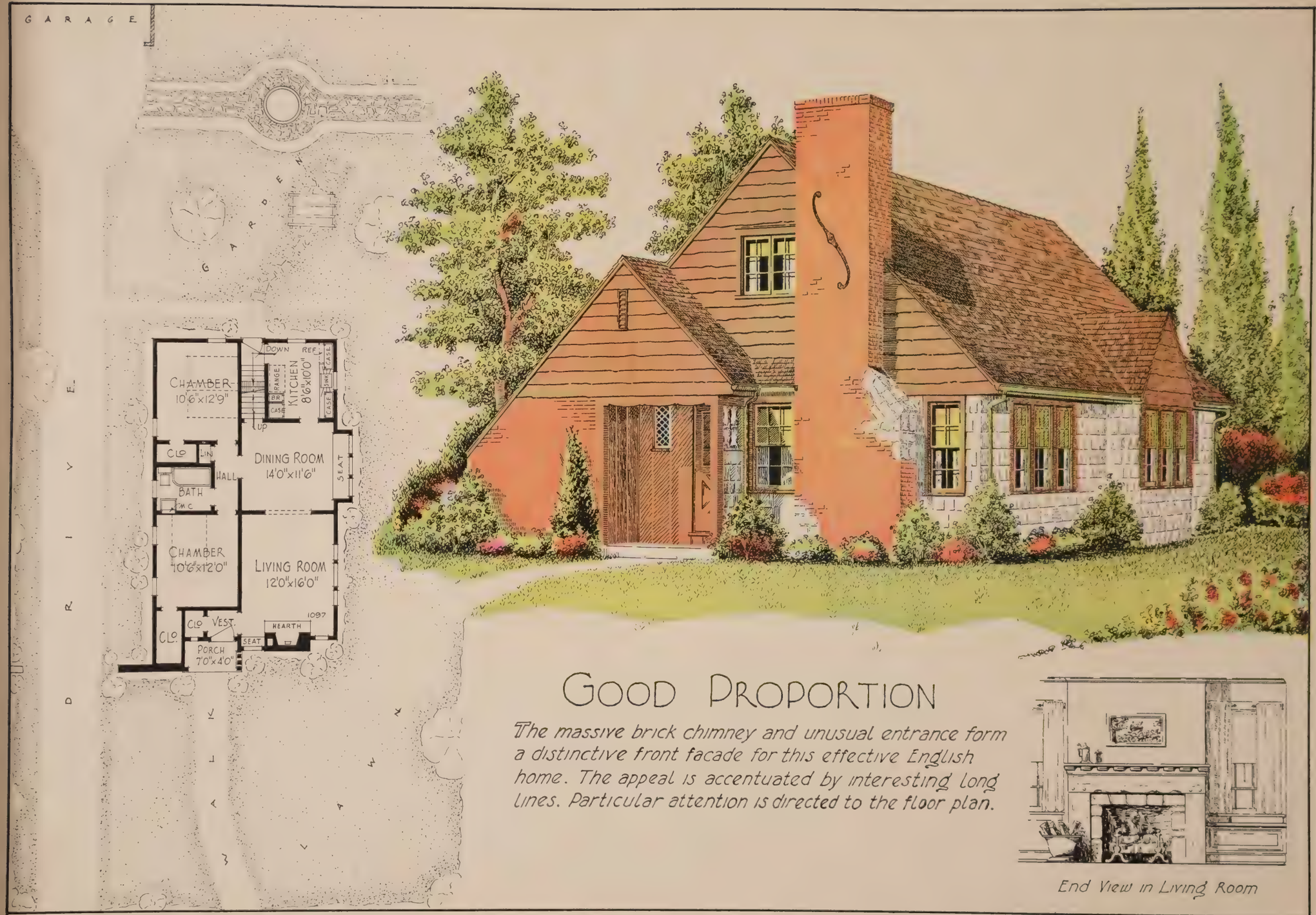
A charming conventional bungalow with a simple layout. The floor plan reveals roominess and the general excellence of the home.

The Dinette

Dimensions

Size of Main Building 30'0"x33'3". Size Over All 36'0"x36'6".
Ceiling Height 1st. Floor 8'6". Ceiling Height Basement 7'0".
Total Cubic Contents 17500 Cu.Ft.

1006-C	A FIVE ROOM HOME	N.P.S.

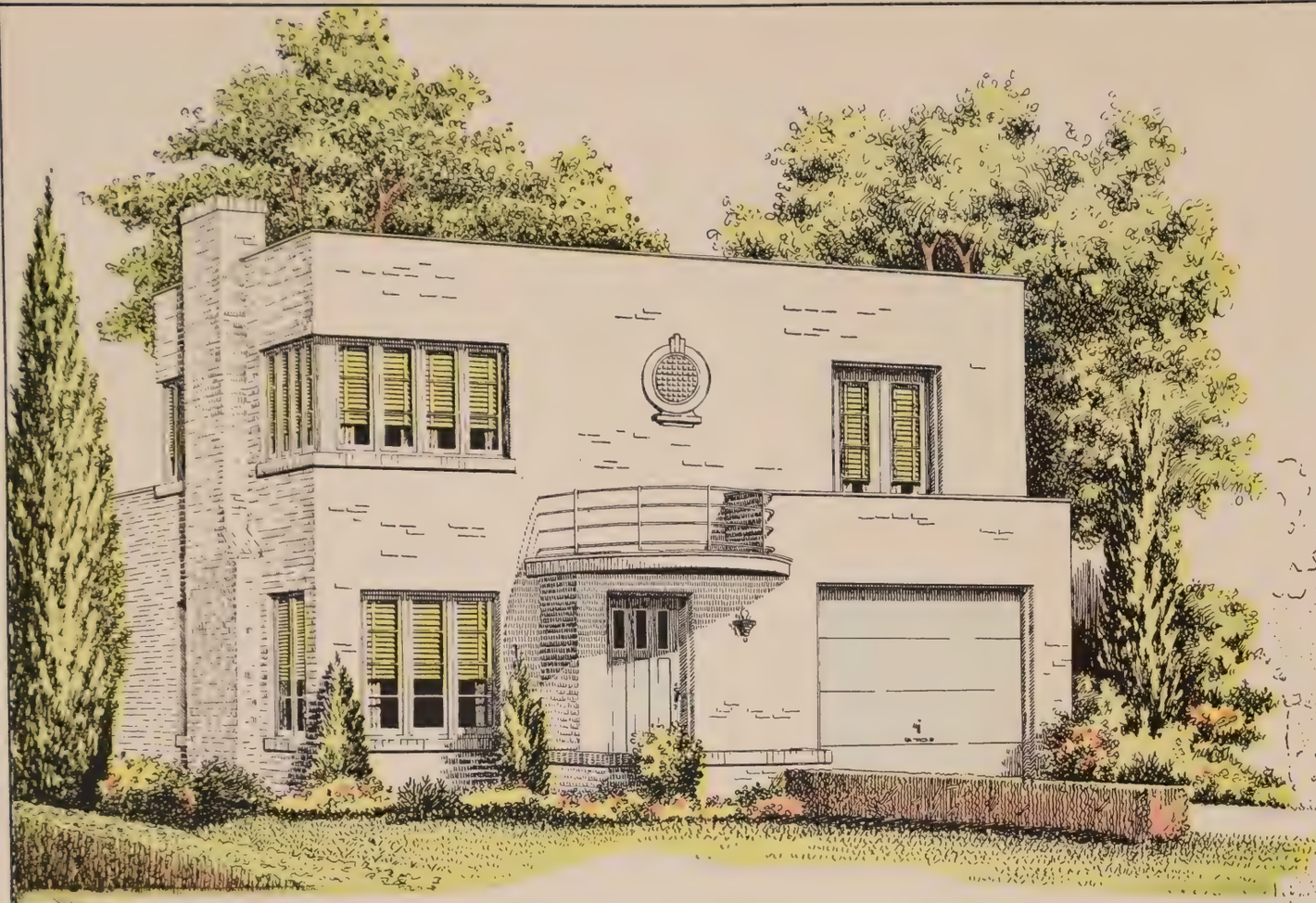


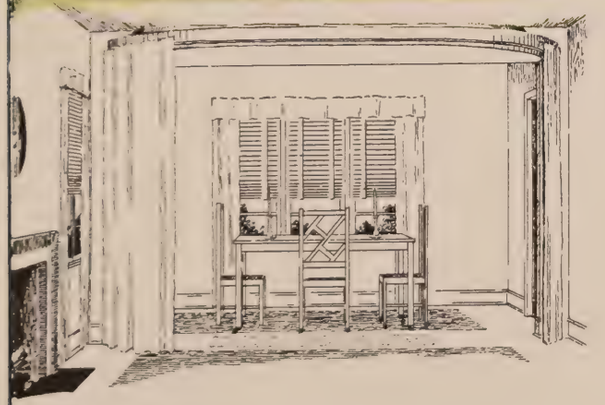
GOOD PROPORTION

The massive brick chimney and unusual entrance form a distinctive front facade for this effective English home. The appeal is accentuated by interesting long lines. Particular attention is directed to the floor plan.

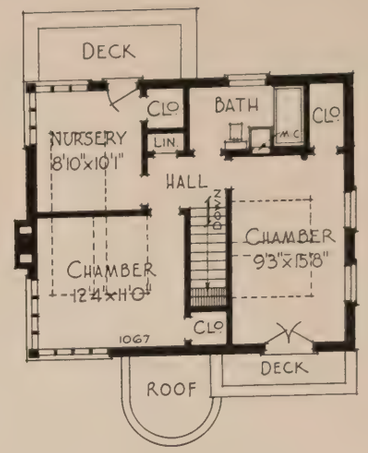
End View in Living Room

N.P.S.	A FIVE ROOM HOME	1097 · C





Looking toward Dining Room



Second Floor

First Floor

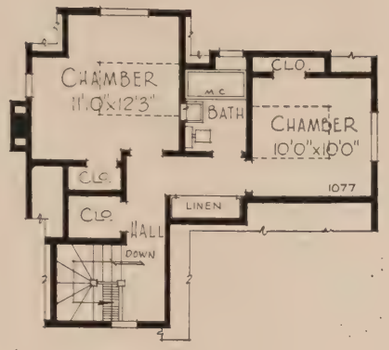
COMPLETE COMFORT

Maximum use of space is obtained in Modern design. Geometrical lines skillfully combine to effect a practical and new in American home style.

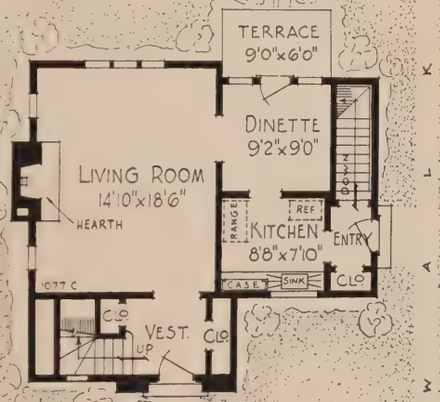
1067 · C

A SIX ROOM HOME

N.P.S.



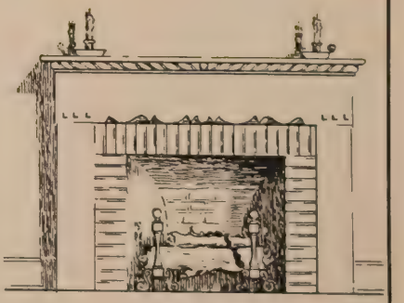
Second Floor



First Floor

ENGLISH COTTAGE

There is a wealth of character to this attractive little home, both in appearance and arrangement of the floor plan. Our architects have completed a design that embodies the qualifications of a large home, at a surprisingly low cost.



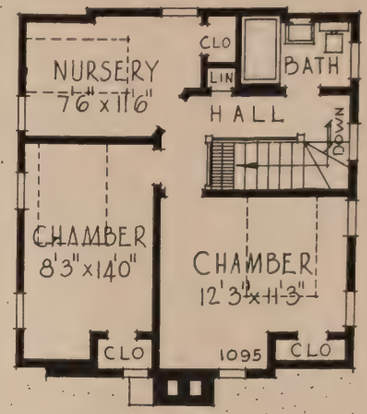
Fireplace

N.P.S.	A FIVE ROOM HOME	1077 · C

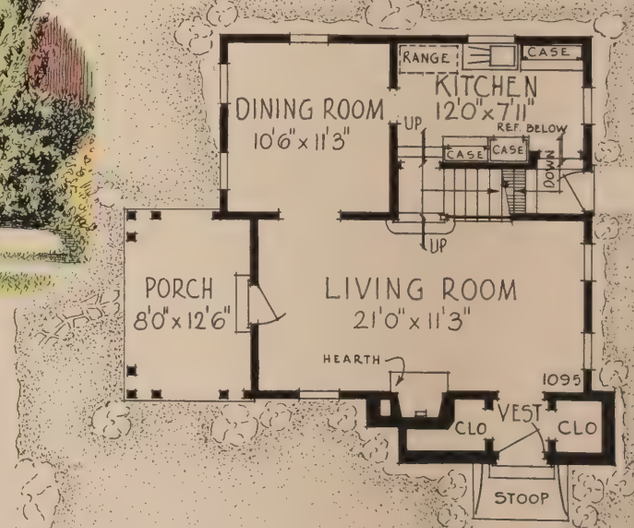
Fireplace

LIGHT AND CHEERFUL

The sweeping roof lines add much to the attractiveness of this English type home. Homelike in appearance, convenient in plan, here is a home that offers real accommodations at a reasonably low cost.

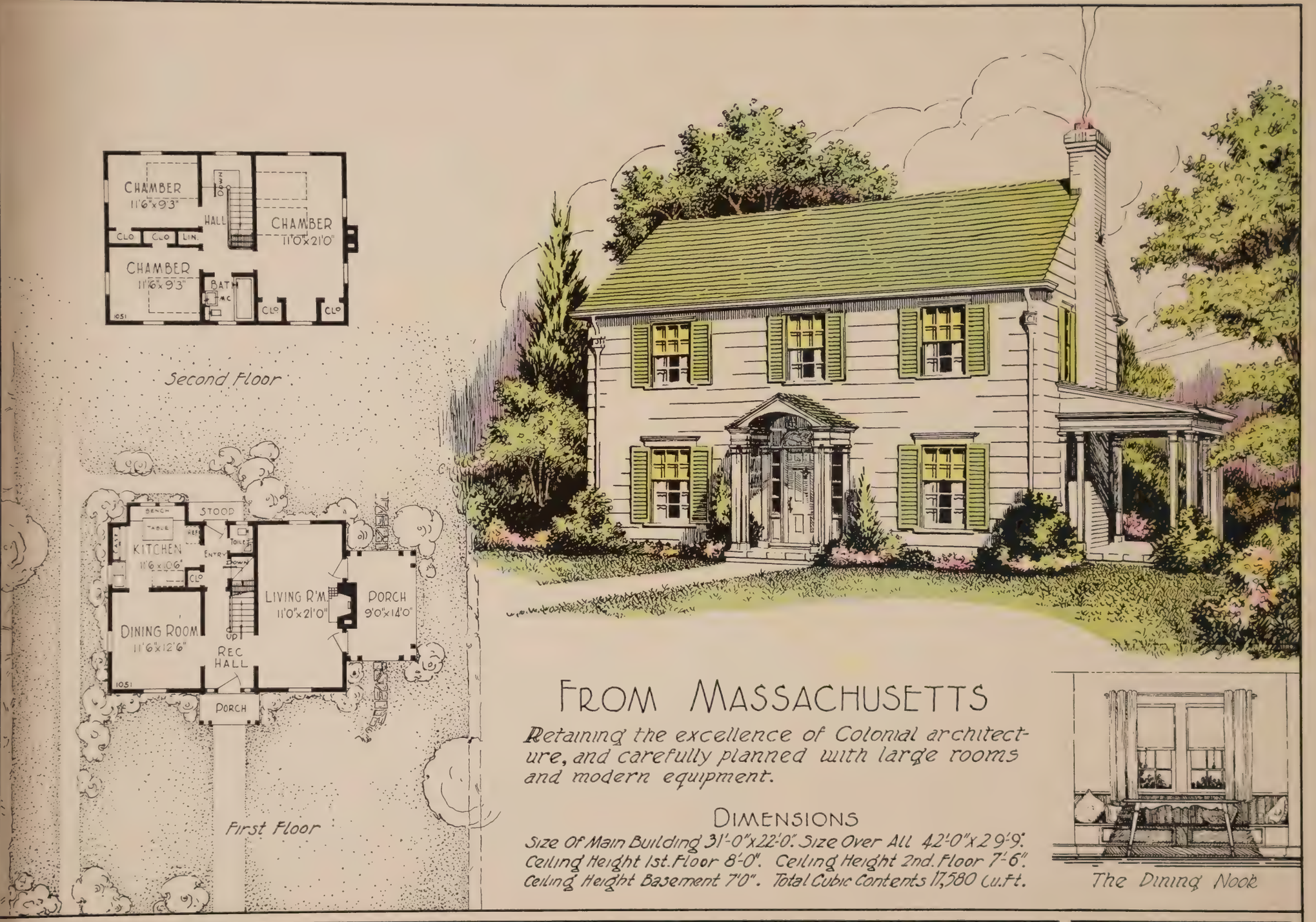


Second Floor



First Floor

1095·C	A SIX ROOM HOME	N.P.S.

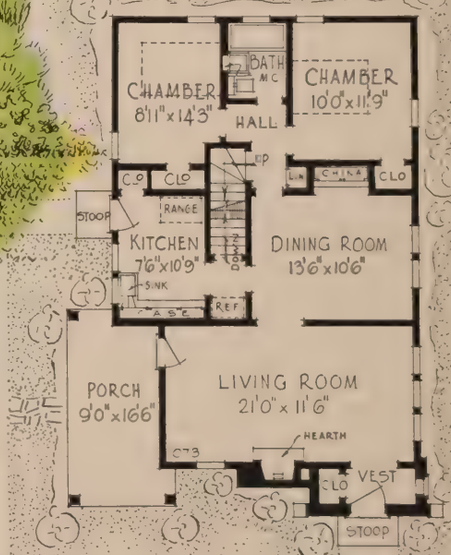

CHAMBER
11'6"x9'3"
HALL
CHAMBER
11'0"x21'0"
CLO
CLO
LIN.
CHAMBER
11'6"x9'3"
BATH
W.C.
CLO
CLO
1051
Second Floor
BENCH
STOOD
TABLE
KITCHEN
11'6"x10'6"
REF.
TOILET
ENTRY
DOWN
CLO
LIVING R'M.
11'0"x21'0"
PORCH
9'0"x14'0"
DINING ROOM
11'6"x12'6"
UP
REC
HALL
1051
PORCH
First Floor
FROM MASSACHUSETTS
Retaining the excellence of Colonial architecture, and carefully planned with large rooms and modern equipment.
DIMENSIONS
Size Of Main Building 31'-0"x22'-0". Size Over All 42'-0"x29'-9".
Ceiling Height 1st. Floor 8'-0". Ceiling Height 2nd. Floor 7'-6".
Ceiling Height Basement 7'0". Total Cubic Contents 17,580 Cu. Ft.
The Dining Nook
N.P.S.
A SIX ROOM HOME
1051 · C

Modern Exterior–Alternate Plan 2.

China Cabinet

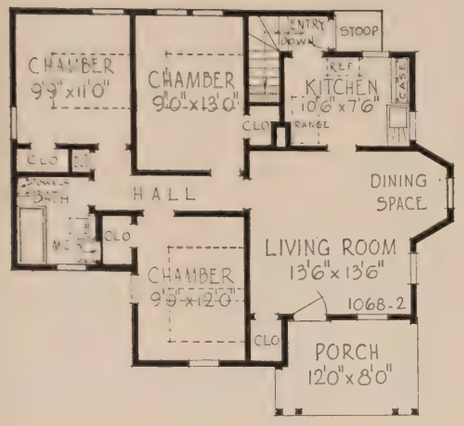
ENGLISH CHARACTER

Just the kind of a home to build when appearances, convenient room arrangement and low building costs are desired. A choice of two different exteriors is offered for your consideration.

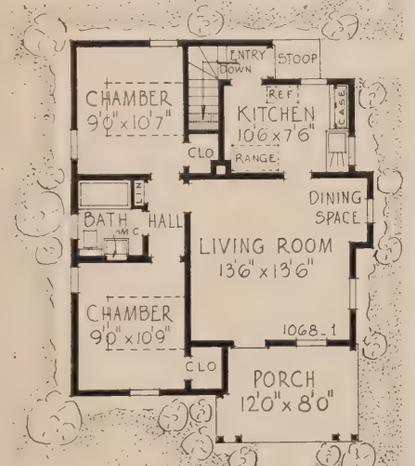


Floor Plan

1073 · C	A FIVE ROOM HOME	N. P. S.



Alternate Floor Plan 2
with three chambers



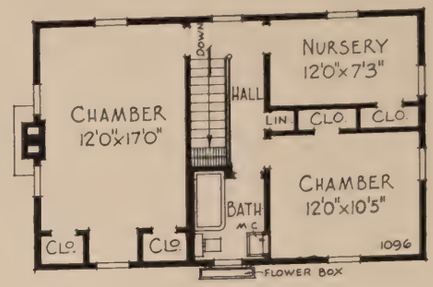
Floor Plan 1.

TWO DIFFERENT PLANS

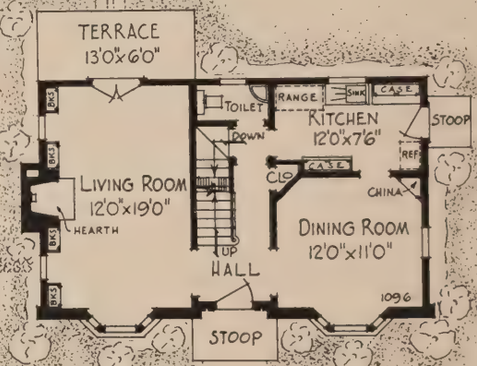
This little Colonial dwelling, attractive in its simplicity, offers two practical layouts for your selection Three large chambers are the feature in Plan 2

Dining Space

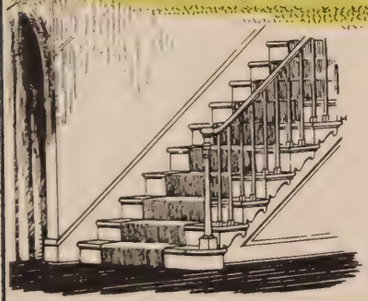
N.P.S.	A FOUR ROOM HOME	1068-C



Second Floor



First Floor

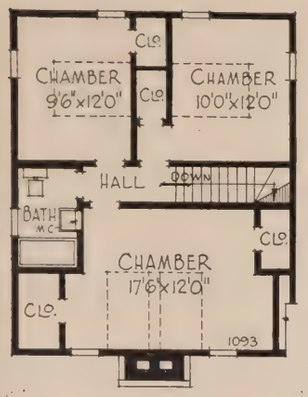


Colonial Stairway

For Sound Investment

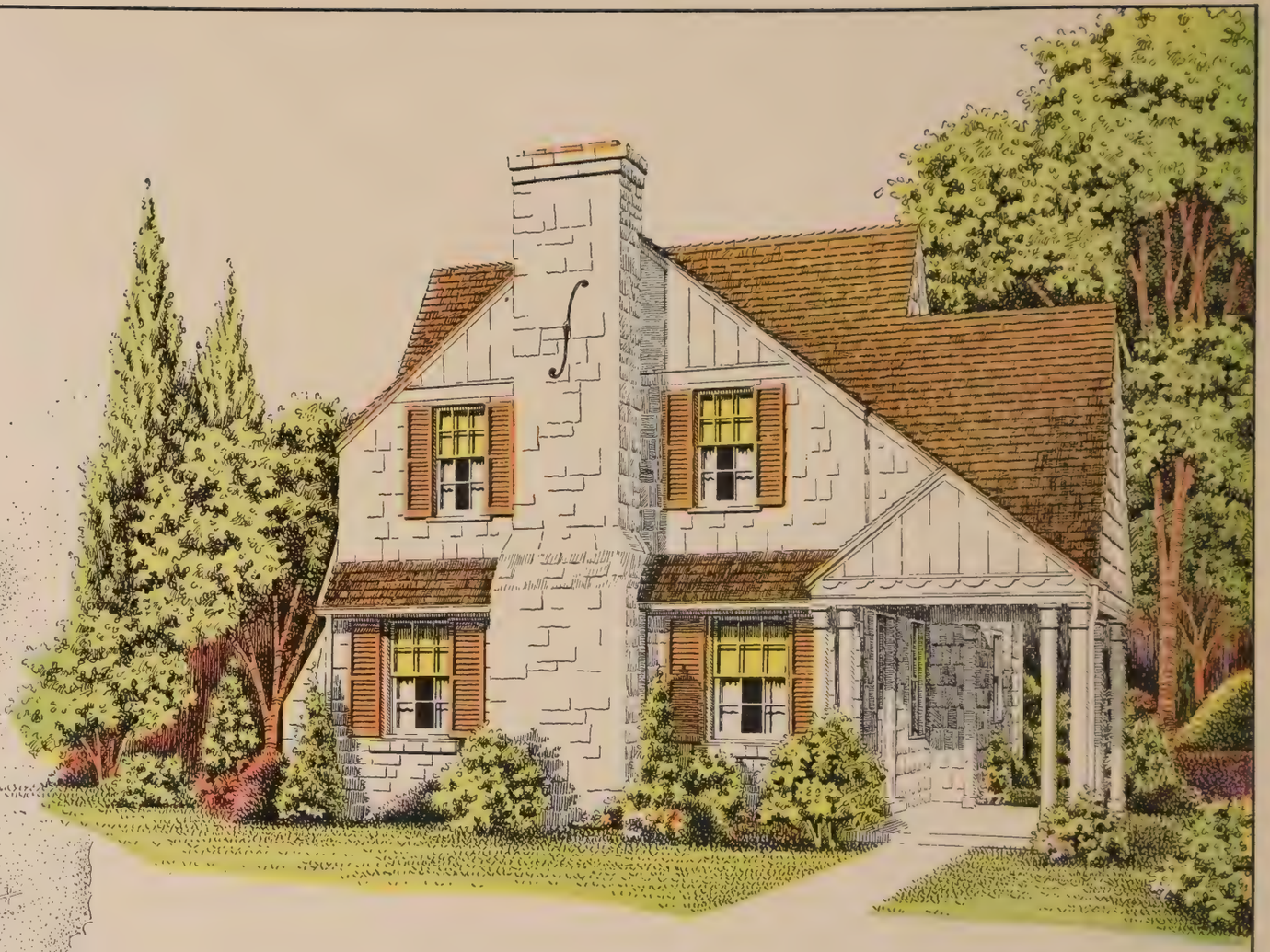
Colonials of this type are not subject to criticism today, possibly because their style has passed the stage of experiment in design. Careful study of this home makes one fully realize its sense of dignity and security.

1096-C	A SIX ROOM HOME	N.P.S.



Second Floor

First Floor

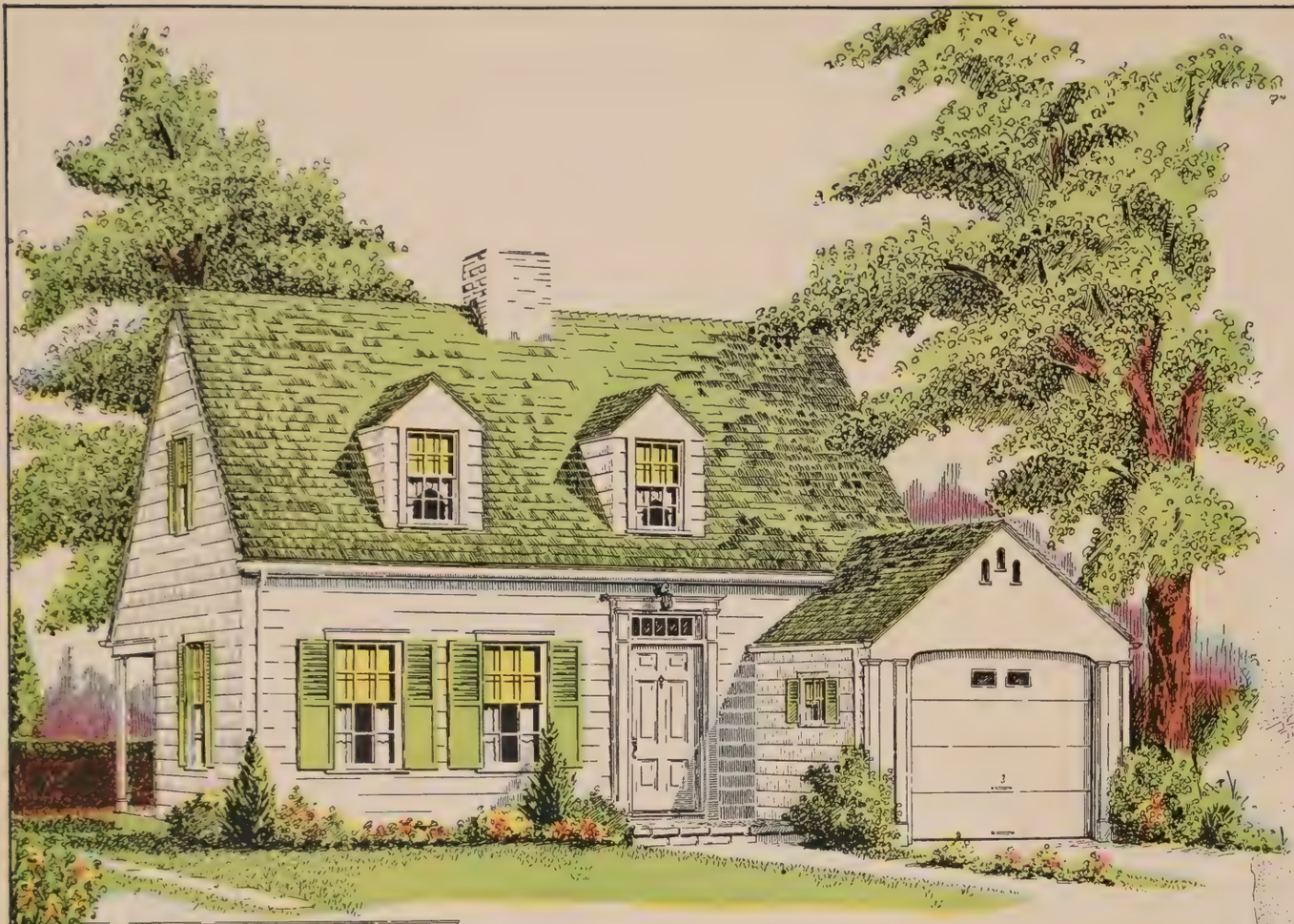


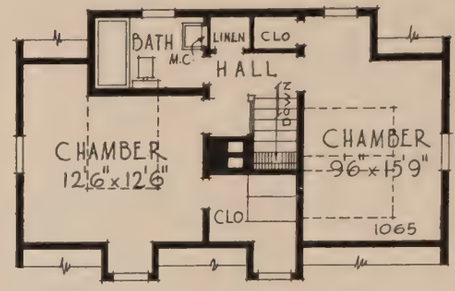
A Skillful Variation

By a skillful combination of various materials the architect has produced here a pleasing development. The inviting porch and cozy nook are a few of the features much desired in a home.

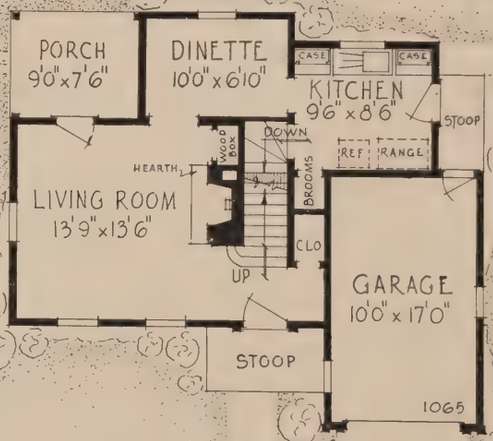
The Nook

N.P.S.	A SIX ROOM HOME	1093 · C





Second Floor



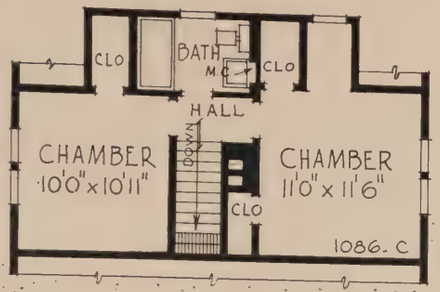
First Floor

"The Hearth Corner"

COMPACT COLONIAL

There is a quiet dignity, a restful charm a sobriety of atmosphere in the Colonial style of home. It is the evolution of a style prominent in our country for generations. Here the garage has been made a harmonious part of the design.

1065·C	A FIVE ROOM HOME	N.P.S.

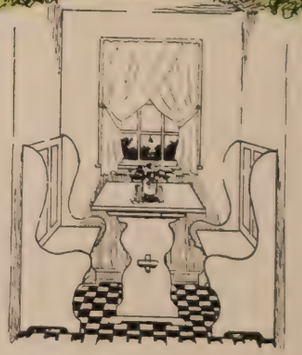


Second Floor

First Floor

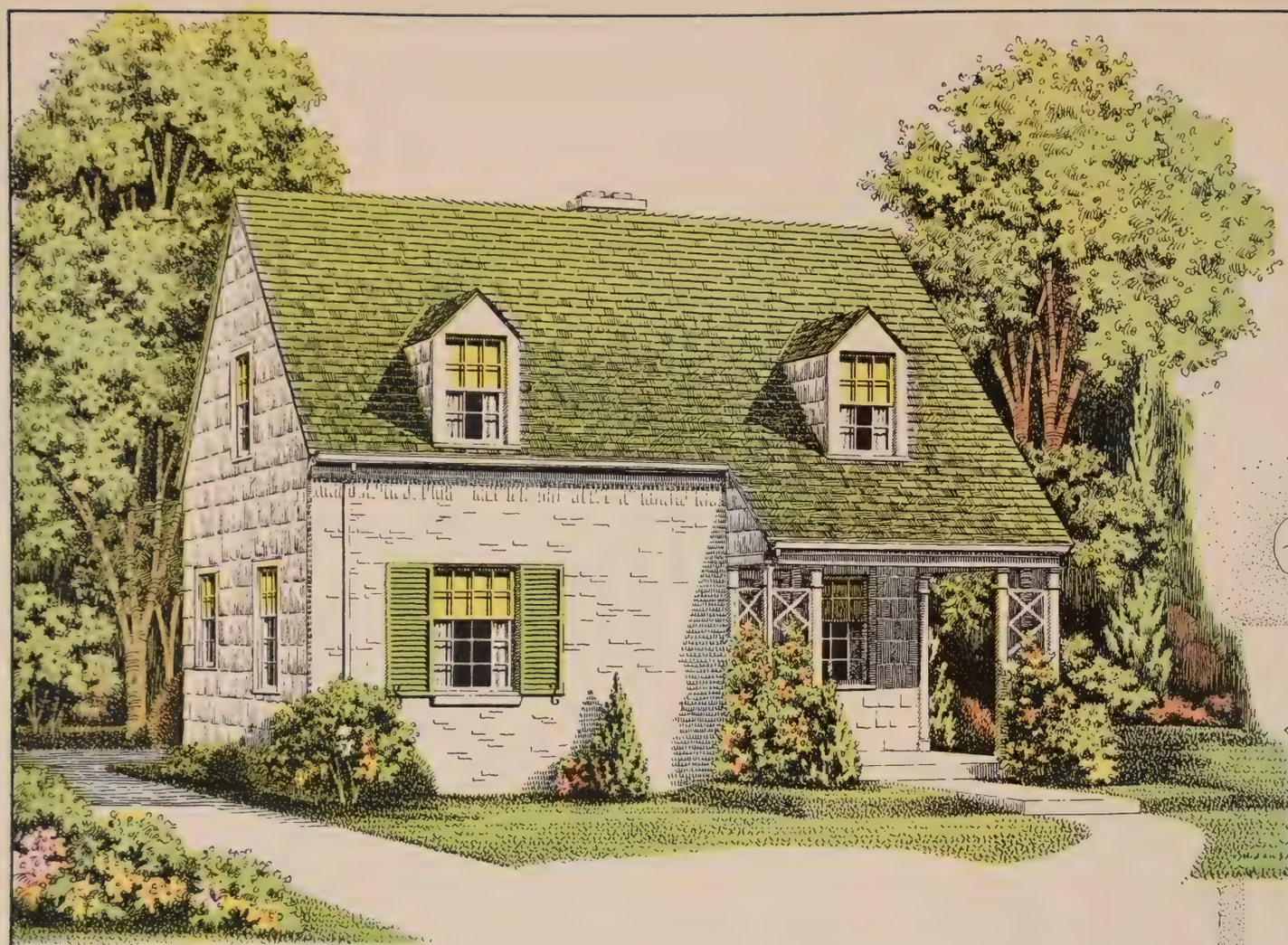
CAPE COD COTTAGE

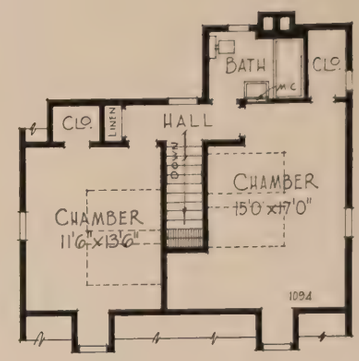
A home of Cape Cod type that is uniquely beautiful outside and conveniently comfortable within. Note the attractive entrance way with trellised columns. An ideal home for the small family.



Breakfast Nook

N.P.S.	A FIVE ROOM HOME	1086-C





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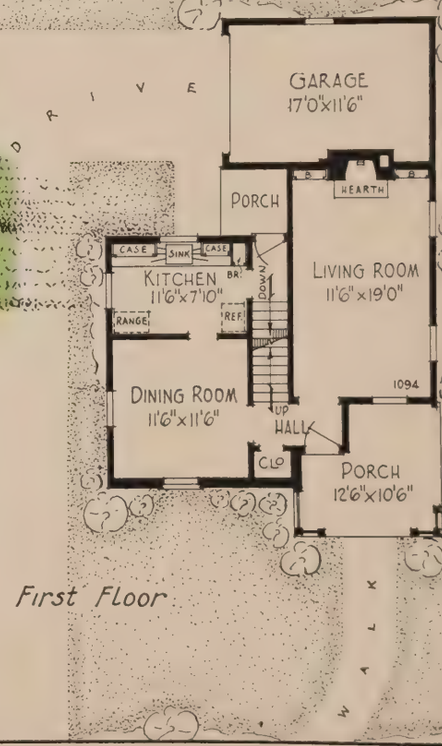


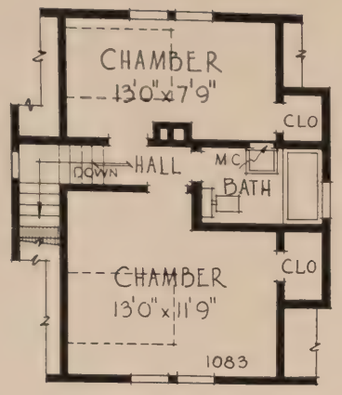
First Floor

In the Living Room

REAL COLONIAL VALUE

With an appealing architectural style, a conservative and practical layout, and a tried and economical exterior, this home cannot help but insure the investor real value. Attention is directed to the attached garage and large livable rooms.

1094 · C	A FIVE ROOM HOME	N. P. S.



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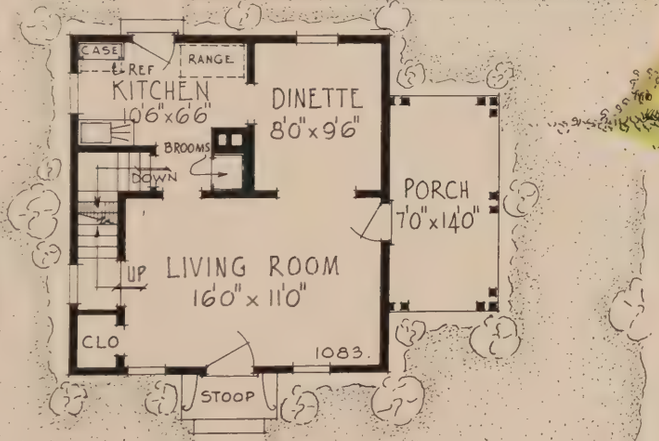


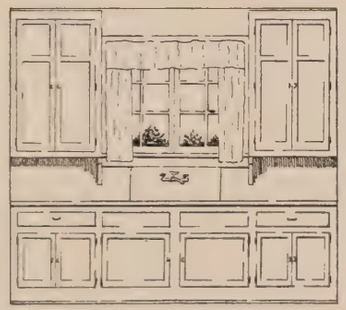
First Floor

SMALL COTTAGE

A small home in every sense, yet possessing all the essentials of an expensive abode, this little cottage illustrates the fact that beauty in design is not limited by small dimensions.

English Design – Alternate Plan 2.

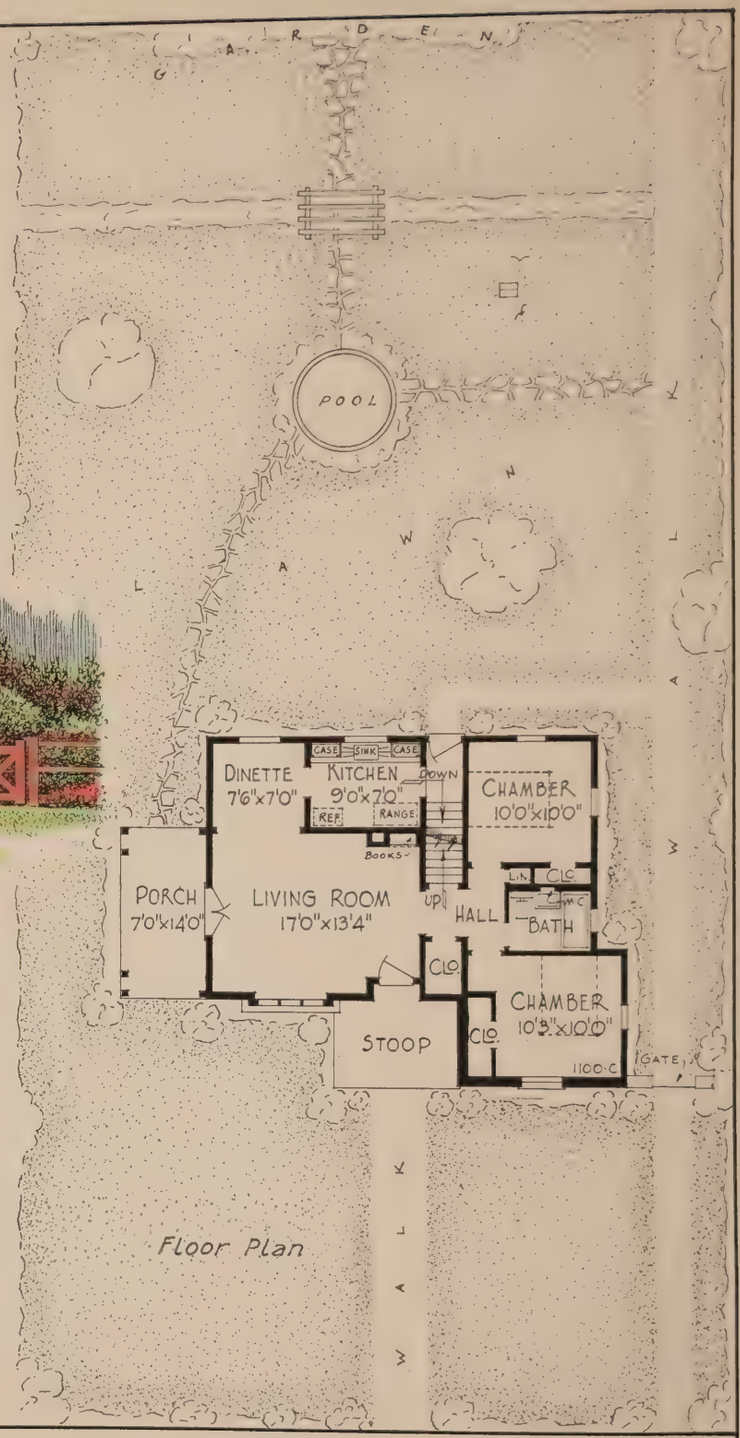
N.P.S.	A FIVE ROOM HOME	1083 · C



View In Kitchen

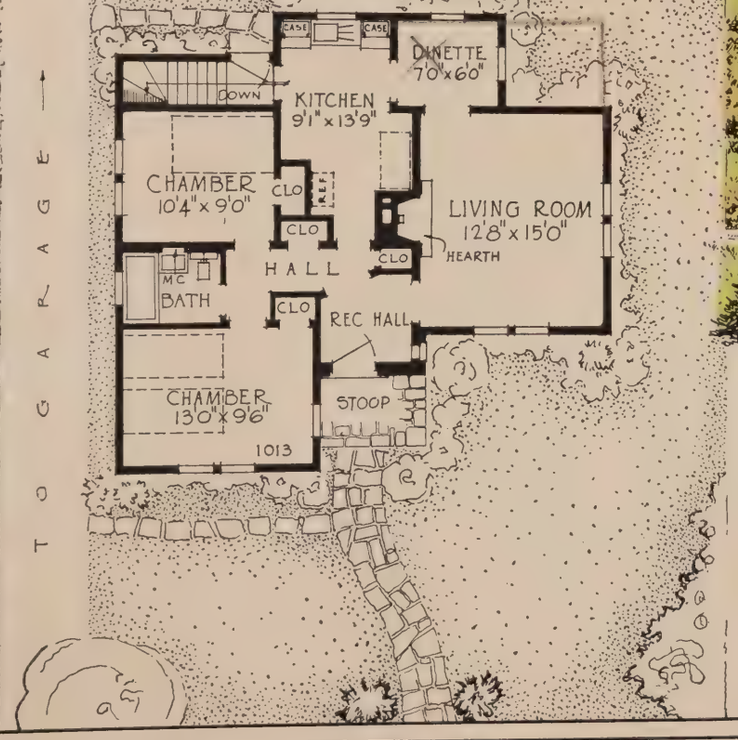
An English Home

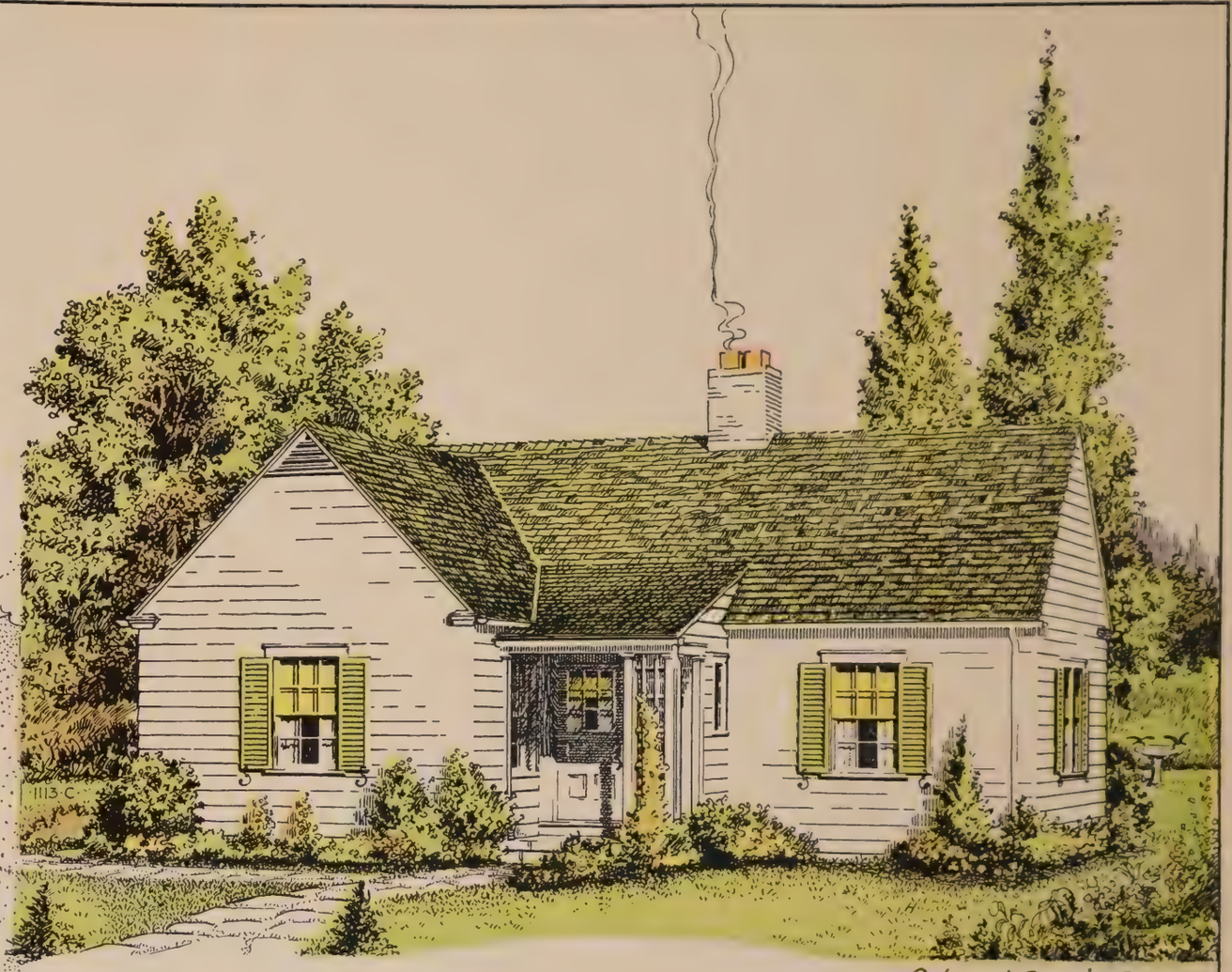
In searching for an ideal home, one cannot help but consider this charming one story design. Innately English, it reflects an atmosphere of pleasant comfort and satisfaction.



1100 · C	A FIVE ROOM HOME	N.P.S.

An alternative design using English proportions. Plan 1.





Colonial Design Plan 2

COLONIAL INSPIRATION

An American cottage with a convenient one-floor layout, this home offers a moderate investment, the utmost in economical layout and architecture.

Cozy Fireplace

N.P.S. | A FIVE ROOM HOME | 1013-C

Accurate Plans Are Essential To Good Construction

It is universally accepted by experienced builders that the first essential in the building of a home is a set of accurate plans. The safe, economical method of building avoids waste and disappointment by actually first building the house on paper. Thus the owner escapes the embarassment and burden of a bill for "extras".

Each design appearing in this book of small homes has the most complete set of working drawings that is possible to produce. These plans have been studied co-operatively and are the products of many men working closely together in the interest of better small house construction.

Our design staff is composed of architects, engineers, and skilled draftsmen with years of experience in house planning and construction, who include everything possible to make the plans accurate and complete in regard to design, strength and utility, comfort and home conveniences.

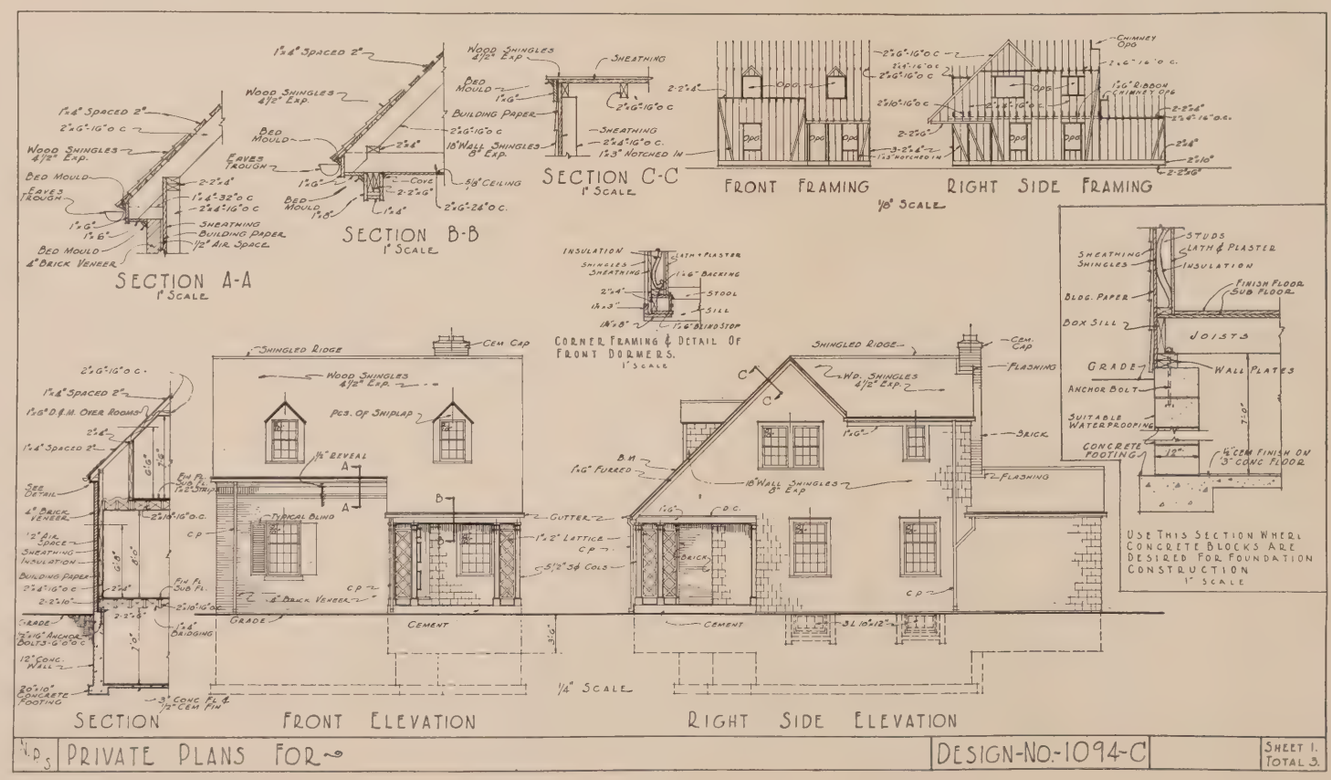
Reversed Plans: It is obvious that a plan designed for a lot facing east will not give the best exposure when your lot faces west. If you require this change we will furnish you with an additional set of reversed blue print plans. Ask us for full particulars.

These specimen working drawings illustrate the workmanship and completeness of our plans. Blue prints of each design are available.

Our Blue Print Plans Include The Following Complete Drawings For Each Design

Basement or Foundation Plan.
First Floor Plan.
Second Floor Plan.
Front Elevation.
Right Side Elevation.
Left Side Elevation.
Rear Elevation.
Sections and detailed drawings.
Framing plans complete.

All working plans are drawn to standard scales.



An Exact Copy Of Original Working Drawings

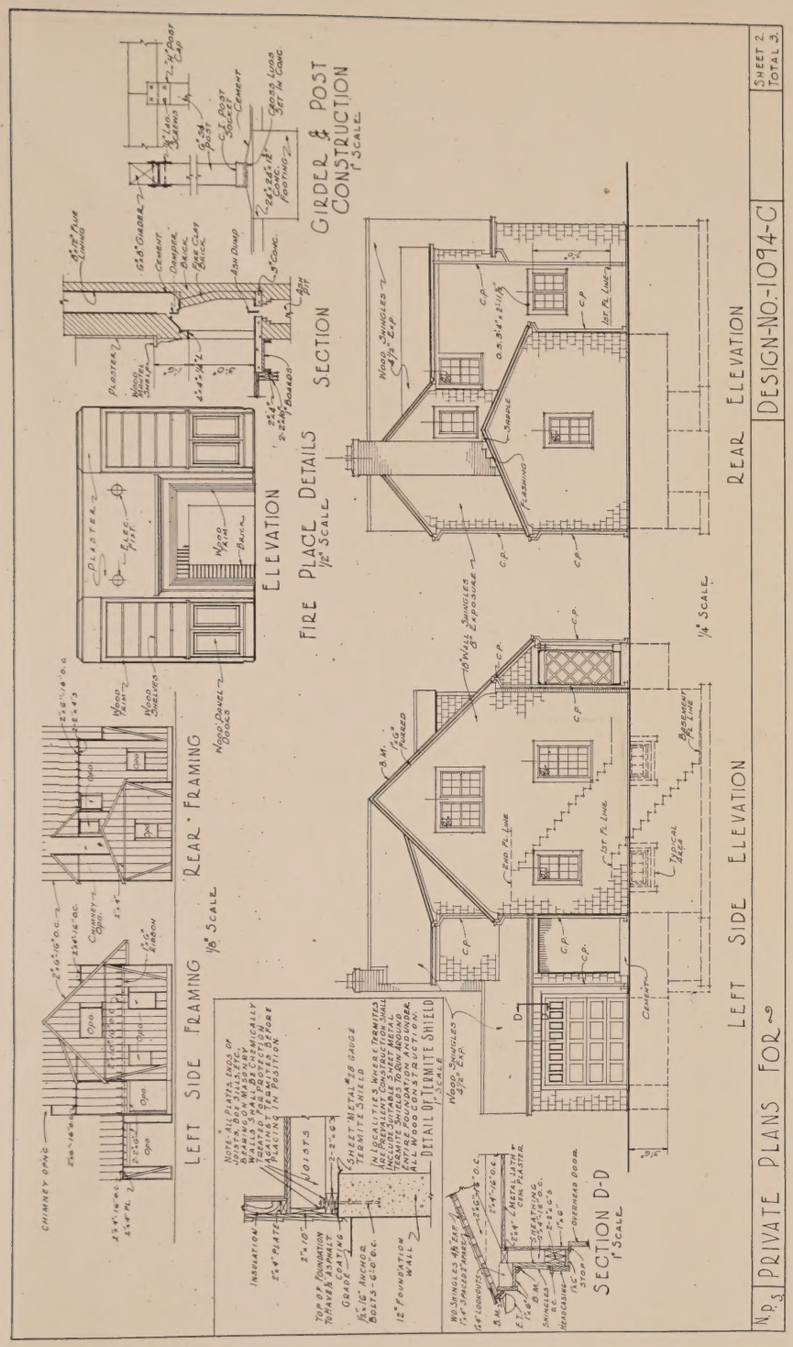
Sheet No. 1, Reduced to 1/4 of actual size.

Further supplementary details for any of our plans will be furnished upon request.

Any of these plans can be revised to suit your special requirements.

Plans Made From Your Own Ideas

We are prepared to furnish accurate working drawings made according to your own ideas and requirements.



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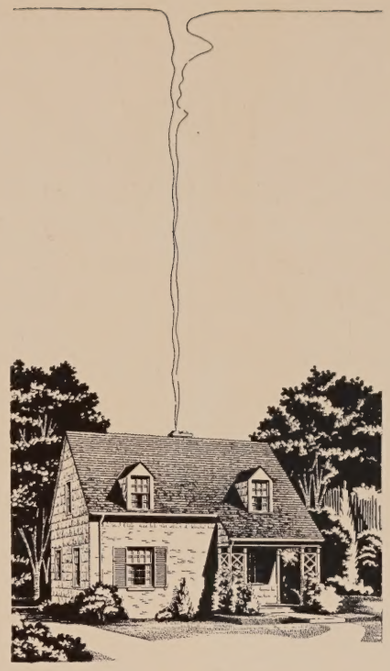
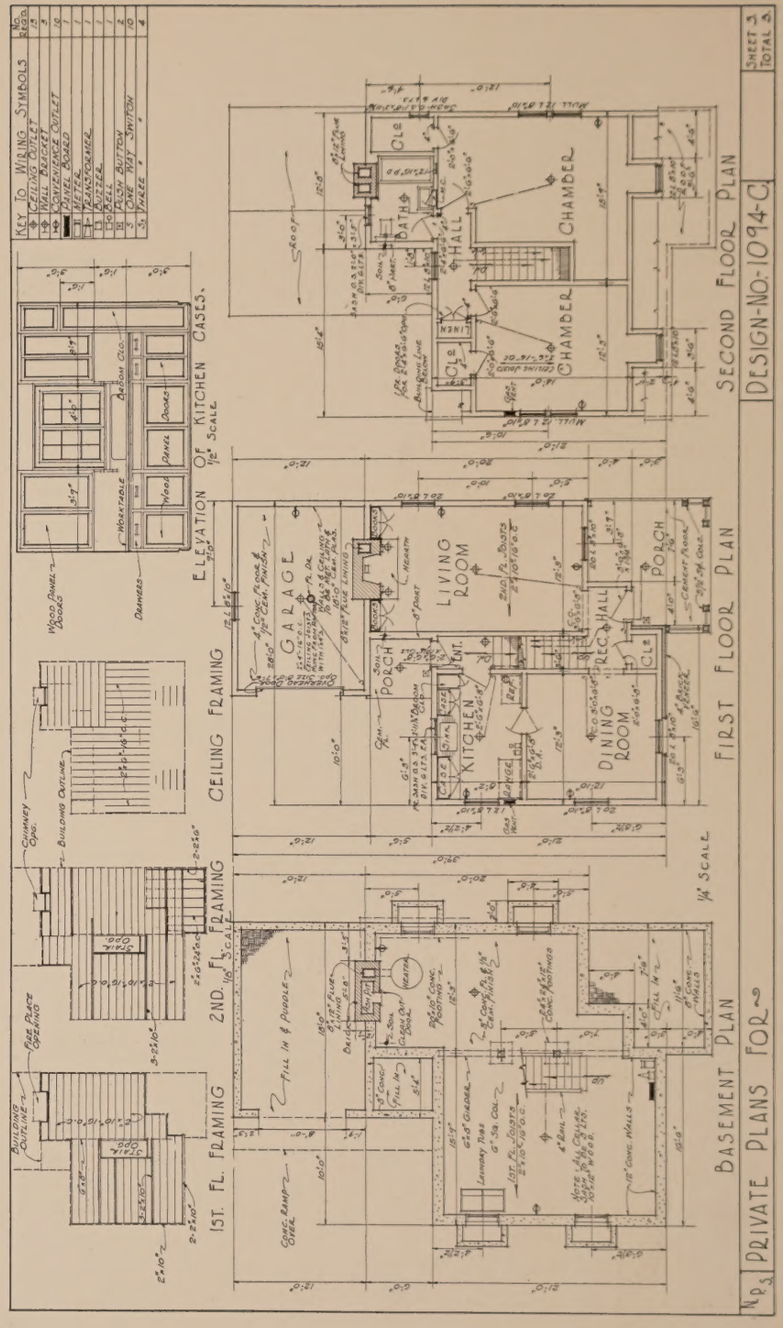


These Specimen Plans Are Working Drawings for Design 1094-C Illustrated On Page 42 Of This Book



Sheet No. 3.

EXACT COPIES OF ORIGINAL WORKING DRAWINGS

Reduced to 1/4 of actual size.

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